

February 10, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

HEARING ON AMENDMENTS TO COUNTY CODE TITLE 22 (PLANNING AND ZONING) TO ESTABLISH A COMMUNITY STANDARDS DISTRICT (CSD) FOR THE UNINCORPORATED COMMUNITIES OF CASTAIC. (FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Approve the recommendations of the Regional Planning Commission (Commission) as reflected in the attached draft ordinance to create a Community Standards District (CSD) for the unincorporated communities of the Castaic Area that establishes specific development standards to protect the rural character and the natural resources of the area; determine that the CSD is compatible with and supportive of the goals and policies of the Los Angeles County General Plan, the Santa Clarita Valley Area Plan and the County's Strategic Plan;
2. Consider the attached Negative Declaration together with any comments received during the public review process, and find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment; and adopt the Negative Declaration;
3. Find that adoption of the proposed ordinance is *de minimus* in its effect on fish and wildlife resources, and authorize the Director of Planning to complete and file a Certificate of Fee Exemption for the project;
4. Instruct County Counsel to prepare an ordinance to amend Title 22 of the Los Angeles County Code as recommended by the Commission;

PURPOSE OF RECOMMENDED ACTION

The Castaic Area CSD was prepared at the request of the Castaic Area Town Council and other community organizations and residents. Your Board responded favorably and instructed the Department of Regional Planning ("DRP") to proceed with the research, analysis, community outreach and all the other necessary steps for the preparation of this document. The land use and development standards included in this document are the results of this effort. These Code amendments address a variety of issues important to the residents of the Castaic Area and if approved by your Board will significantly improve the quality of life in this fast growing area of the county.

JUSTIFICATION

The Castaic Area occupies the western portion of the Santa Clarita Valley, extending from the Ventura County boundary on the west to the boundaries of the City of Santa Clarita and the Angeles National Forest to the east. It is an area of approximately 100 square miles of primarily hilly terrain and includes a number of communities, new and old. The Castaic area witnessed rapid growth during the past several years and its residents felt that new standards were needed to ensure that continued development did not adversely affect the natural resources found in their communities and their rural character.

Therefore, the CSD is established to protect the rural character, unique appearance and natural resources of the Castaic Area; provide a means of implementing development standards which will ensure that new development is carried out in a manner compatible with and complementary to the existing neighborhoods and the goals of the Santa Clarita Valley Area Plan; facilitate the establishment of more neighborhood parks; support trucking-related business activities within the areas these businesses operate, without interfering with the community's safe circulation and traffic patterns; strengthen existing oak tree protection regulations where appropriate; and preserve significant ridgelines and area creeks.

IMPLEMENTATION OF COUNTYWIDE STRATEGIC PLAN GOALS

The proposed CSD promotes the County's strategic planning goals of Service Excellence by addressing the land use, resource protection and quality of life issues in the Castaic Area. The CSD incorporates clear and reasonable development standards and guidelines for the growth of this area, and it has gained community support. The CSD also promotes the Strategic Plan goal of "organizational effectiveness" because it demonstrates that DRP is responsive to citizens' concerns and ready to work with community groups and residents to address such concerns.

FISCAL IMPACT

Implementation of the proposed amendments will not result in any significant new costs to the DRP or other County departments.

FINANCING

The CSD will not result in additional net County costs; therefore a request for financing is not being made at this time.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In the course of the preparation of this CSD, DRP staff held four community meetings at various locations within the area. During these community meetings, area residents and other meeting participants were able to communicate their concerns and propose solutions to DRP staff. Drafts of proposals were also prepared by staff and circulated to interested parties for review prior to each meeting. Such drafts were also made available through the internet. Additional, extensive working sessions were held on many occasions with the Castaic Area Town Council. This working relationship with community residents and groups was very productive and helped ensure that the final CSD had taken into account all reasonable points of view.

The Commission conducted public hearings on three occasions regarding the proposed CSD: August 25, 2003, October 22, 2003 and December 3, 2003. On January 21, 2004, the Commission, on consent, unanimously recommended that your Board approve the CSD.

During the public hearings, the Commission heard testimony in support of the standards proposed by the CSD. This support came from different community sectors including business, property owners, community groups, homeowners, developers and the Castaic Area Town Council. There was very limited opposition to the standards proposed in the CSD.

The proposed CSD will establish residential, commercial, and industrial development standards specifically tailored to the Castaic area. These standards include ridgeline protection, establishment of neighborhood parks, buffers between residential and non-residential uses, truck-tractor parking, signage regulation, and landscaping requirements. Additionally, certain uses that have the potential to create disturbances to nearby sensitive areas would require a conditional use permit to ensure that the proposed use is compatible with the surrounding land uses.

A public hearing before your Board is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Section 6061, 65090 and 95856 of the Government Code relating to notice of public hearing.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed ordinance will not significantly impact county services.

NEGATIVE DECLARATION/ENVIRONMENTAL IMPACTS

The proposed CSD constitutes a regulatory action which will not have a significant effect on the environment. The attached Initial Study shows that there is no substantial evidence, in light of the whole record before your Board, that the adoption of the proposed ordinance may have a significant effect on the environment. Therefore, in accordance with Section 15070 of the State CEQA guidelines, a Negative Declaration was prepared.

A copy of the proposed Negative Declaration was transmitted to the Castaic Sports Center, the Val Verde Community Center, and the Castaic Chamber of Commerce for public review. Public notice was published in two newspapers of general circulation pursuant to Public Resources Code Section 21092. No comments were received during the public hearing regarding the project's findings of no significant effect on the environment.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING

James E. Hartl, AICP
Director of Planning

JEH:AM

Attachments:

1. Project Summary
2. RPC Resolution
3. Summary of Proceedings
4. CSD approved by the Regional Planning Commission
5. Initial Study
6. Negative Declaration
7. Legal Notice
8. List of Persons to be Notified

c: Chief Administrative Officer
County Counsel
Executive Officer, Board of Supervisors
Auditor - Controller

DEPARTMENT OF REGIONAL PLANNING

CASTAIC AREA CSD

PROJECT SUMMARY

PROJECT DESCRIPTION:	Proposed amendments to Title 22 (Planning and Zoning) to include the following: 1) Establishment of the Castaic Area Community Standards District ("CSD") to include development standards applicable to residential, commercial, and industrial properties within the District.
REQUEST:	Approve the Castaic Area CSD.
LOCATION:	The unincorporated areas of Castaic as shown on the map.
APPLICANT:	Department of Regional Planning
STAFF CONTACT:	Andy Malakates at (213) 974-6476.
RPC HEARING DATES:	August 25, 2003, October 22, 2003, December 3, 2003, and January 28, 2004
RPC RECOMMENDATION:	Board hearing and approval of proposed amendments.
MEMBERS VOTING AYE:	Bellamy, Helsley, Modugno, Valadez.
MEMBERS VOTING NO:	None
MEMBERS ABSTAINING:	None
KEY ISSUES:	The proposed development standards will help the communities of Castaic preserve significant ridgelines and creeks in the area, enhance the establishment of trails and neighborhood parks and generally retain the rural character of these communities.
MAJOR POINTS IN FAVOR:	Partly because of the rapid pace of development in this area, certain policies contained in the Santa Clarita Valley Area Plan were not forcefully implemented. As a result, environmental resources were at risk and the rural character of the community was rapidly disappearing. The proposed standards will help preserve the ridgelines, the creeks and other natural resources while enhancing residential area amenities.
MAJOR POINTS AGAINST:	None

RESOLUTION

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

WHEREAS, The Regional Planning Commission of the County of Los Angeles has conducted a public hearing on the matter of amendments to Title 22 (Zoning Ordinance) of the Los Angeles County Code relating to the Castaic Area Community Standards District (CSD) - Case No. 03-108-(5), on August 25, 2003; and,

WHEREAS, the public hearing was continued to October 22, 2003, and then to December 3, 2003, at which time the Regional Planning Commission closed the public hearing, announced its intent to approve the proposed Castaic Area CSD and instructed staff to make recommended changes and place it on a future consent agenda for final approval; and,

WHEREAS, the Regional Planning Commission finds as follows:

1. The unincorporated area of Castaic resides within the Fifth Supervisorial District. The area is located in the northwestern part of Los Angeles County in the western section of the Santa Clarita Valley and extends west of the I-5 freeway to the Ventura County line. The Santa Clara River is the area's approximate southern boundary and the City of Santa Clarita is immediately to the east and some of the northerly portions of the Castaic area are in the Angeles National Forest. In addition, the Castaic Lake and the Castaic Lagoon are located in the northeastern section of the community.
2. The subject area is a group of smaller, diverse communities, dispersed throughout a hilly 100 square mile area of gentle valleys, small creeks and scenic canyons. The area is mostly undeveloped, particularly the areas away from I-5. Most of the developed areas are found adjacent to the I-5 to the west and consist primarily of single family residential communities of newer suburban homes, some condominiums and apartment buildings.
3. Most of the commercial uses in the Castaic area are found on the east side of I-5, near the intersection of Castaic Road and Parker Road. These are low intensity commercial uses including a supermarket, motels, gas stations, fast food establishments and other small businesses and restaurants. This area is extensively used by large commercial trucks that travel on I-5 north and south and use this community as a service stop. Additional small commercial uses may also be found in other parts of the community, primarily along the Old Road.
4. Other land uses in the Castaic area include the Commerce Center which is a relatively new and large development resembling a business park,

located to the northwest of the Junction of I-5 and SR-126. The Peter Pitchess Honor Rancho, which is a Los Angeles County Sheriff's department facility and includes a prison, is located on County land, on the east side of I-5 freeway across from the Commerce Center.

5. The Department of Regional Planning staff held three community meetings on March 14, 2002, July 23, 2002, and August 1, 2002, to solicit input from the Castaic Area residents and to formulate solutions to the unique land use issues and concerns that confront the community, such as:

Signs: Proliferation of signs, particularly pole signs and freeway oriented signs which are beginning to cause visual pollution in the community;

Street Improvements: Some current standards required for local streets may be excessive, destroying the rural character of the community;

Trails: Protection of existing trails (equestrian trails), trail connectivity and proper maintenance;

Neighborhood Parks: The Castaic Area is in close proximity to large open space areas (Angeles and Los Padres National Forests), but its communities lack enough neighborhood parks located within walking distance of homes. In addition, unless park land has been reserved, after a subdivision has been built, land for neighborhood parks is lost forever;

Hillside Protection: Protection of hillsides which is needed so that the rural character of the community is preserved;

Protection of Significant Ridgelines: Ridgelines, which are found throughout the District and are among the most visually pleasing natural resources of the community and in need of protection measures to prevent inappropriate development and grading;

Clustering: While residents of the Hasley Canyon area and the Violin Canyon area wish to prohibit clustering in order to maintain large single family lots, equestrian activities, and a rural environment, the remaining areas of the Castaic community wish that clustering be allowed;

Preservation of Locally Indigenous Vegetation: Need for protecting indigenous vegetation. Current development and grading practices have resulted in the loss of the rural character and the roots to the communities' past, and

Miscellaneous Concerns: Visual blight created by water tanks, the need for creek preservation, maintenance of water quality, orderly operation of increased trucking activities, and oak tree protection.

6. The proposed Castaic Area CSD will assist the community by implementing Santa Clarita Valley Area Plan policies, and deal with existing land use challenges in the following manner:

Signs: The standards will limit the height, size, location and number of signs;

Street Improvements: The CSD will allow for waiving some or all of the current standards required for local streets, provided that lots are 15,000 square feet or larger;

Trails: The CSD will ensure protection of as many trails as possible (including equestrian trails) and ensure connectivity and proper maintenance;

Neighborhood Parks: The standards will help ensure that future subdivisions will reserve land for neighborhood parks;

Hillside Protection: The standards will minimize grading, in part by requiring curvilinear street design, will require landscaping graded slopes with locally indigenous plants, and will limit grading and brushing on slopes of 50% or greater;

Protection of Significant Ridgelines: The ridgelines selected for protection are identified as *Primary Ridgelines and Secondary Ridgelines* and are shown on the Significant Ridgeline Map. The standards will not prohibit but will restrict major grading and development within a 50 foot radius of a designated primary ridgeline and within a 25 foot radius of a designated secondary ridgeline, and

Miscellaneous Concerns: The CSD requires water tank screening, establishes storm water quality mitigation, establishes a Trucking District for related truck activities, and provides additional needed standards for future development to prevent it from negatively impacting sensitive areas (local creeks, oak trees, etc.)

7. Good zoning practice and land use planning justifies such action for public convenience, safety, and general welfare.
8. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA), and the Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. The Commission finds that the proposed CSD will not have a significant effect on the environment pursuant to the California Environmental Quality Act, the State CEQA Guidelines and the Los Angeles County Environmental Document Procedures and Guidelines.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors hold a public hearing to consider the proposed Castaic Area Community Standards District (CSD), (Case No. 03-108-(5));
2. That the Board of Supervisors certify completion of and approve the attached Negative Declaration and find that the Castaic Area CSD will not have a significant effect on the environment;
3. That the Board of Supervisors find that the adoption of the proposed Castaic Area CSD is *de minimus* in its effect on the fish and wildlife resources, and authorize the Director of Planning to complete and file the Certificate of Fee Exemption for the project; and
4. That the Board of Supervisors adopt the attached Castaic Area CSD containing modifications to Title 22 (Zoning Ordinance), and determine that it is compatible with, and supportive of the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing resolution was adopted by the Regional Planning Commission of the County of Los Angeles on January 28, 2004.

Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

SUMMARY OF PROCEEDINGS

REGIONAL PLANNING COMMISSION

PROPOSED AMENDMENT TO COUNTY CODE TITLE 22 (PLANNING AND ZONING) TO ESTABLISH A COMMUNITY STANDARDS DISTRICT (CSD) FOR THE UNINCORPORATED COMMUNITY OF CASTAIC – Case No. 03-108 (5).

August 25, 2003

Commissioners Pat Modugno, Esther Valadez, and Leslie Bellamy as well as staff from the Department of Regional Planning met at Castaic Middle School, prior to the public hearing, for a field trip of the Castaic community. The duly noticed public hearing was held before the Regional Planning Commission at the conclusion of the field trip in the Castaic Middle School Multi-purpose room, in the community of Castaic.

Staff presented the Draft CSD, which sets forth regulations to protect the rural character, unique appearance and natural resources of the area. The objectives of the CSD include provisions for height, size, and location of signage; rural street improvement standards; maintenance of existing and establishment of new equestrian trails; creation of additional neighborhood parks; hillside protection; protection of significant ridgelines; establishment of a Trucking District, and additional standards for future development to prevent it from negatively impacting sensitive areas.

Approximately 200 persons attended the hearing. Four members of the Castaic Area Town Council testified in favor of the CSD as well as various community residents. Two land developers testified that they were generally in support of the CSD provisions but had concerns with specific standards, such as the 10,000 sq. ft. minimum lot size across the entire community, hillside design standards, and restricting clustering in some portions of the community.

The Commission instructed staff to further review and to incorporate the issues and concerns raised by the Town Council, community, and developers and directed staff to bring back the revised CSD document on Wednesday, October 22, 2003 at the Hall of Records in Downtown Los Angeles.

October 22, 2003

Public Hearing was held at the Hall of Records in Downtown Los Angeles. Staff summarized the contents of the Castaic Area CSD and pointed to key issues of the Castaic Area CSD which the Planning Department, the Castaic Town Council, and property owners are currently working together to resolve:

- Researching a proposed *average* of 10,000 sq. ft. lot size rather than a blanket 10,000 sq. ft. lot minimum.
- Hillside development.
- Applicability of the CSD to existing Specific Plans within the study area.
- How to allow for crediting developers when they provide privately owned parks or open space.

The Commission was informed that the Castaic Area Town Council, the Department of Regional Planning and property owners are working together to come up with a consensus in regards to any outstanding issues.

The Commission was concerned with the following issues and directed staff to continue working with all the parties involved:

- Blanket 10,000 sq. ft. minimum lot size.
- Strengthen the water harvesting (percolation to replenish the aquifers)
- Work with the Department of Public Works to make sure that the CSD will not create an undesirable overall appearance when development transitions from rural to suburban areas.

The Commission moved to continue the public hearing to December 3rd, 2003.

December 3, 2004

Staff summarized the staff report which described the resolutions reached for each of the issues raised during the October 22, 2003 hearing.

The Commission felt that the current wording for 'innovative' project was too broad of a definition and would not protect the ridgelines and would result in an open door for developers to build whatever they wished.

Discussion was then directed to clarify what is meant by "*substantial community support, including the support of the Castaic Area Town Council*". The Commission felt that the wording would give a specific group the authority to determine which projects would receive "substantial support" prior to being heard before the RPC. Staff stated that County Counsel would be consulted and the ambiguity of the language would be strengthened and clarified.

Mr. Mark Nitikman, representing Andrea Lombardi (property owner in Castaic), requested that the commission consider excluding his clients parcels from the Hasley Canyon sub-area.

Mr. Roger Van Wert, Representative for Palmer Development, requested that staff look into revising some boundaries within the Hasley Canyon district in order to exclude a portion of the properties attached to Tract 52584 (which includes a golf course). In

addition, he felt that the boundary between the Hasley Canyon and the Val Verde sub-areas should be the primary ridgeline.

The Commission closed the public hearing and directed staff to prepare the appropriate resolution with the following issues resolved:

1. Develop a precise and narrower definition for what would be considered an 'innovative' project.
2. Strengthen and clarify the language which states '*substantial community support*'.
3. Take a closer look at the boundary changes requested by Mr. Mark Nitikman and Mr. Roger Van Wert and make boundary adjustments where deemed necessary by staff.

DRAFT

CASTAIC AREA

COMMUNITY STANDARDS DISTRICT

February 11, 2004

Prepared by
The Los Angeles County Department of Regional Planning
With input from the residents of the communities of Castaic and the Castaic Area Town Council

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DEFINITIONS

SECTION _____ Definitions For the purposes of this ordinance, the following definitions shall apply:

The Commission The Los Angeles County Regional Planning Commission

Area Plan: Santa Clarita Valley Area Plan. A community plan adopted in 1984 and updated in 1990 to guide development in the unincorporated areas of the Santa Clarita Valley.

Board: Los Angeles County Board of Supervisors

CEQA: California Environmental Quality Act.

Code: Los Angeles County Code

CUP: Conditional Use Permit

CPD: Commercial Planned Development zoning

CSD: Castaic Area Community Standards District

District: The geographic area covered by the Castaic Area CSD

Fire Department: The Los Angeles County Fire Department

LLAD: Landscape and Lighting Act District

Mediterranean style: Stucco walls, tile roofs, and generous use of arches define this style, also depicted below. Similar to Spanish style but usually with less exterior ornamentation, simpler lines, and less wrought iron used.



Mission Bell shape: Shaped like a bell found in the early California Missions (See examples below)



Mission Bell Lighting Fixture: A type of fixture evocative of the bells found in early California Missions



MPD: Manufacturing Planned Development zoning

Neighborhood Parks: "public parks" owned in fee by the County or "private parks" owned by a homeowners' association or developer.

New Land Division: An application for a residential subdivision which was filed after this CSD was approved.

Parks and Recreation: Los Angeles County Department of Parks and Recreation

Public Works: Los Angeles County Department of Public Works

Regional Planning: Los Angeles County Department of Regional Planning

SEA: Significant Ecological Area as defined in section 22.08.190.

Significant public benefit: The project provides benefits to the community over and above anything that may be required by another statute or ordinance. These may include not-required open space, not-required parkland, community, recreational or cultural facilities, senior citizen or child care centers, museums, concert halls and educational facilities.

Significant ridgelines: Significant ridgelines are those that visually dominate the landscape of the area and adjacent communities and are characterized by their silhouetting against the sky when viewed from such communities and form public highways and vista points in the area. For the specific ridgelines affected by this CSD please see the Significant Ridgeline Map.

Ridgeline development: Ridgeline development shall mean development which encroaches on the crest and other restricted areas of the selected hills through grading, brushing, or construction and which alters their natural state, their shape or their silhouette against the sky when viewed from surrounding communities or nearby highways.

Substantial community support: For the purposes of this CSD, substantial community support shall mean that, from among those expressing an opinion, through written input relative to a project under consideration, at least two thirds of all individual comment letters received from residents, property owners or businesses within one thousand feet radius of the nearest project boundary are in support of the development. In addition, in determining significant community support, the the Commission shall take into account the expressed views of an elected community organization (such as a Town Council), provided that such views are supported by a majority of the governing board of the community organization and are formally communicated by such organization to the the Commission in writing.

Spanish style: Stucco exteriors, tile roofs, and extensive use of wrought iron identify this style. Arched windows, doorways, and porch openings are also used. Many of these homes are decorated with colored tiles set in the stucco around windows and in other architecturally significant areas (also see picture below)



Southwestern Style: There are two basic categorizations that fit into this style:

1. Monterey- Homes are usually two stories with shallow pitched gable or hipped roofs generally covered with wood shakes or clay tiles. Exteriors are usually a smooth surfaced and light stucco and sometimes brick. Windows are often tall and in pairs with false shutters (See picture below)



Town Council: Castaic Area Town Council

ORDINANCE NO._____

An Ordinance amending Title 22 - Planning and Zoning section of the Los Angeles County Code (the Code) to establish the Castaic Area Community Standards District (the District).

The Board of Supervisors of the County of Los Angeles (the Board) ordains as follows:

SECTION 1. Section 22.44.110 of the Code is amended to add the Castaic Area Community Standards District as follows:

22.44.140 List of Districts.

The following District by reference, together with all maps and provisions pertaining thereto is added:

Number	District Name	Ordinance of Adoption	Date of Adoption
...
28	Castaic Area	_____	_____

SECTION 2. Section 22.44.137 is added to read as follows:

22.44.137 Castaic Area Community Standards District.

A. Intent and Purpose. The District is established to: protect the rural character, unique appearance and natural resources of the Castaic Area; provide a means of implementing special development standards which will ensure that new development is carried out in a manner compatible with and complimentary to the existing neighborhoods and the goals of the Santa Clarita Valley Area Plan; support trucking-related business activities within the areas they currently operate, without interfering with

the community's safe circulation and traffic patterns; strengthen existing oak tree protection regulations where appropriate; and preserve significant ridgelines.

B. Description of the District. The District includes the existing communities of Castaic, Castaic Junction, Val Verde, Hasley Canyon, Hillcrest and Paradise Ranch; canyons such as Charlie, Tapia, Romero, Sloan, and Violin; the Valencia Commerce Center, the Peter Pitchess Detention Center, and the Northlake development and part of Newhall Ranch, both of which are covered by specific plans. Specifically, the boundaries of this District are: on the north, the northerly boundaries of Sections 19 through 24, Township 6 North, Range 17 West; on the east, the easterly boundaries of Sections 24 and 25, Township 6 North, Range 17 West; then, the Angeles National Forest boundary southerly to the easterly boundary of the southeast quarter of Section 21, then the easterly boundary of Sections 28 and 33, Township 5 North, Range 16 West and the easterly and southeasterly boundary of the Peter Pitchess Honor Rancho; then the northwesterly boundary of the City of Santa Clarita to its intersection with the centerline of I-5; then southerly along the centerline of I-5 to its intersection with the Santa Clara River; on the south, the Santa Clara River westerly to the Ventura County line; on the west, the Ventura County line northwesterly, then easterly along the northeast corner of section 4 and the northerly boundaries of sections 3 and 2, Township 5 North, Range 18 West; then, the westerly boundaries of Sections 31, 30, and 19, Township 6 North, Range 17 West. These boundaries are also shown on the map following this section.

C. Applicability. The provisions contained in this section shall not apply to:

1. Specific plans and Development Agreements within the CSD boundary which were approved prior to the adoption of this CSD, unless and until said Plans and Agreements are no longer valid or expire.

2. The following types of applications for permits submitted and determined to be complete filings prior to the adoption of this CSD. However, time extensions or renewals issued after the adoption of this CSD must comply with the provisions of the CSD unless otherwise required by state law or county ordinance:

- a. Building permits;
- b. Tentative maps and parcel maps;
- c. General plan amendments;
- d. All zoning permits, including approved zone changes, conditional use permits, variances, site plan reviews and all other types of zoning permits.

3. All existing legal buildings and all existing legal structures and facilities of any type, as long as:

- a. Construction, maintenance or addition to the existing structure carried out at any time after the approval of this CSD does not cumulatively increase existing floor area by more than 25 percent; or,
- b. There is no change carried out after the approval of this CSD which will result in increasing the occupancy load or parking requirements of an existing use.

D. Community-Wide Development Standards.

1. Signs. In addition to the signs prohibited by Section 22.52.990, the following signs shall also be prohibited in this CSD:

- a. Projecting business signs;
- b. Roof signs;

2. Street improvements. In residential land divisions filed after the approval of this CSD and where lots exceed a net area of 15,000 square feet, local streets shall comply with the following standards:

- a. The maximum paved width shall not exceed 28 feet, plus appropriate paved inverted shoulders with concrete flow line, if required, provided that such width meets applicable safety and access requirements as determined by Public Works, and the Fire Department;

- b. Curbs, gutters and sidewalks may not be required;

- c. Inverted shoulder cross-sections will be specified unless an alternate design is necessary for public safety, as determined by Public Works;

- d. Street lights. The following shall apply, regardless of lot size:

- i. Street lights shall have a “mission bell” or similar design consistent with the character of the community and shall be matching in style with the poles on which they are mounted. The Town Council may provide input relative to the style of street lights, provided it is acceptable to Public Works and the local electric utility;

- ii. Street lights shall be placed apart the maximum distance and with the minimum lumens both as approved by Public Works.

3. Trails. In reviewing and establishing design conditions for any new land division, the Commission shall rely on a Master Plan of Trails maintained by Parks and Recreation and consider the community trails objectives as established by such plan and by the Santa Clarita Valley Trails Advisory Committee. Where the following trails objectives cannot be met, alternative proposals for trail easements shall be developed by Parks and Recreation and considered in conjunction with each land division, provided that such trail easements are connecting to a network of trails shown on the Master Plan of Trails.

a. Access routes (“feeder routes”) from residential areas to a main trails network shown on the Master Plan of Trails shall be provided in each new land division and maintained by a Landscape and Lighting Act District (LLAD).

b. Unobstructed multipurpose pathways for both pedestrian and equestrian uses outside the public road right-of-way shall be developed in each new land division to the satisfaction of Regional Planning and Parks and Recreation.

c. Trail construction shall be completed to the satisfaction of Parks and Recreation prior to recording any easements to the county.

d. Equestrian trails. Residential lots exceeding 20,000 square feet shall reserve land adjacent to the road public right-of-way for an eight foot wide equestrian trail, provided that:

i. The planned trail will connect to an adjacent network of equestrian trails, and,

ii. The trail is approved by Parks and Recreation.

e. Trail maintenance.

i. Trails recognized in the Santa Clarita Valley Area Plan, the Master Plan of Trails, and trails on private property for which a trail easement has been dedicated to the County shall be maintained by Parks and Recreation.

ii. All other trails incorporated into a land division for the purposes of this Chapter must be irrevocably deeded by the developer to a Homeowner's Association or a special district. Such district must be organized as a Community-wide Trail Maintenance Financing District or other appropriate entity capable of assessing and collecting trail maintenance fees from the community; the district or other entity must be established prior to the construction of the trail. Entities established for trail maintenance must be acceptable to and approved by Parks and Recreation before any such entities become final.

4. Neighborhood Parks. In order to assure that sufficient neighborhood parks are provided in proximity to the residents of new subdivisions, the Commission shall administer the provisions of Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130 and 21.28.140 in a manner that, to the extent possible, results in a two acre park located within one half mile of ninety percent of all residential lots within the subdivision. The Commission shall review the proposed subdivision, the park and recreational needs of the future inhabitants of the subdivision, and existing or potential public park and recreational facilities to determine whether all or any portion of the local parkland obligation should be satisfied by the provision of private parkland to serve the subdivision. If the Commission determines that private parkland should be provided, the Commission shall advise the subdivider of the design, location and schedule for

delivering the private parkland. In making its determination, the the Commission shall consider the following:

a. Before determining the neighborhood park space needs of a new subdivision, the Commission shall ascertain whether or not there is adequate neighborhood public parkland to meet the general plan standard of 4 acres of parkland per 1000 population in the Castaic Area. Unless prevented by existing law, the new subdivision shall then be required to provide sufficient neighborhood parkland to meet any potential neighborhood park deficit under this standard. The balance of the new subdivision's neighborhood park obligation, if any, shall be paid in park improvements or in park fees as required by existing law.

b. If the subdivision has 50 or fewer residential lots, the Commission shall request private parkland rather than park fees. The provision of private parkland designated by the Commission shall be at the option of the subdivider. If the subdivider elects not to provide the private parkland designated by the Commission, the entire parkland obligation shall be met by the payment of fees.

c. If the subdivision has more than 50 but fewer than 210 residential lots, the Commission shall require a two-acre private park. If the Commission determines that no suitable park site is available within the subdivision, the entire park space obligation shall be met by the payment of fees.

d. If the subdivision has 210 or more residential lots, the Commission shall require parkland to be provided within the subdivision and shall require park improvements to be installed with labor paid at prevailing wages, when credit is sought for improvements in lieu of the payment of park fees.

e. Parks and Recreation shall make every effort to assure that the park fees collected within the Castaic area (Park Planning Area 35B) shall be used only for the purpose of developing new or rehabilitating existing public recreational facilities to serve the Castaic Area subdivision for which the fees were paid.

f. When a public park is required, improved, deeded to and accepted by the county, it shall thereafter be maintained by Parks and Recreation or a Landscaping and Lighting Act District (LLAD).

g. In determining the adequacy of private parkland, calculations may include privately owned playgrounds, picnic grounds and related areas as permitted by the director of Parks and Recreation for passive or active recreation.

5. Miscellaneous Standards:

a. Hillsides. In addition to the application requirements for a CUP as specified in sections 22.56.030 and 22.56.040, and for a hillside management CUP as specified in 22.56.215, all permit applications for grading or brushing must include a site plan for director's review, as set forth in section G.1 of this Chapter. No separate application for site plan review shall be required if the site plan is submitted as part of a CUP or other permit application. This information shall establish that the proposed project conforms to the following standards: Certain single family residences and accessory facilities are exempt as provided in Section 22.56.215(C)

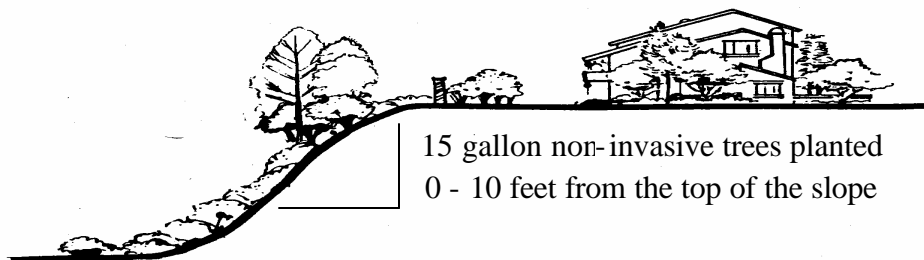
i. Development shall preserve existing natural contours;

ii. Curvilinear street design and other improvements shall minimize grading alterations and emulate the natural contours of the hillsides;

iii. Terraced drains required in cut-and-fill slopes shall be paved with colored concrete to blend with the natural soil unless concealed with berms;

iv Terraced slopes resulting from grading shall be landscaped with locally indigenous plants of varying types, density and form;

v Residential projects located at or near the crest of a ridgeline and either on or near hillsides with downslopes greater than 15% facing a public right-of-way, shall provide 15 gallon non-invasive trees within 10 feet of the top of the slope, spaced a maximum of 15 feet apart.



vi Grading and brushing on slopes of 50% or greater shall be prohibited, except for:

- (A) Brush clearance required for fire safety;
- (B) Clearance of vegetation from public utility rights of way by the ~~such~~ public utility;
- (C) Brush clearance to control soil erosion and flood hazards;
- (D) Removal of invasive or noxious weeds that pose health and safety hazard to humans and animals; or,

(E) Grading and brushing approved under a Hillside Management CUP.

b. Significant ridgeline protection. The standards that follow shall apply to proposed developments impacting the ridgelines shown on the attached Significant Ridgeline Map.

i. For purposes of this CSD, there shall be two categories of significant ridgelines:

(A) Primary ridgelines are shown on the “Significant Ridgeline Map” for the CSD, where they are identified as primary ridgelines;

(B) Secondary ridgelines are those ridgelines also identified on the “Significant Ridgeline Map” for the CSD as secondary ridgelines.

ii. Development restrictions. Except as provided by paragraphs iv and v below, no development, grading, construction or improvements shall be allowed which will encroach on:

(A) A significant primary ridgeline or an area within a 50 foot radius of every point on the crest of such significant primary ridgeline;

(B) A significant secondary ridgeline or an area within a 25 foot radius of every point on the crest of such significant secondary ridgeline.

iii Exceptions.

(A) Notwithstanding 5.b.ii. above, certain uses may be permitted on the restricted areas of significant ridgelines, provided a conditional use permit is first obtained. Such uses may include, but shall not be limited to, the following: architecturally superior developments that maximize the aesthetic appeal of the hillsides

and the ridgelines while minimizing the disturbance of their natural setting, including roads providing access to such developments; apiaries; aviaries; historical landmarks; observatories; open space/conservation areas; water tanks; parks and recreation areas; transmission facilities and trails. The conditional use permit shall meet all the Hillside Management and SEA requirements found in section 22.56.215. At the public hearing for the conditional use permit, the applicant shall show, and written findings shall be issued, indicating that:

- The proposed use is consistent with adjacent uses, the development of the community and the goals and policies of the general plan;
- The proposed use or development will not be materially detrimental to the visual character of the neighborhood or community, nor will it endanger the public safety or general welfare;
- The establishment of the proposed use or development will not impede the normal and orderly development and improvement of surrounding property, nor will it encourage inappropriate encroachments to the ridgeline area;
- It has been demonstrated through precise illustration and depiction that the proposed use or development will not degrade the visual integrity of the significant ridgeline.

(B) The following projects shall also be exempt from this subsection, provided that the director, using the proposed development plans, exhibits, site plans, slope maps and any other materials he deems necessary, determines that they are:

- Accessory buildings and structures;
- Additions and/or modifications to pre-existing residences, the cumulative total of which does not increase the cumulative square footage of such residences by more than 25%;
- Individual single-family residences where not more than one such residence is proposed to be built by the same person on contiguous parcels of land;

(C) In granting the above exceptions, the director shall ensure that the siting of buildings or structures shall seek to minimize the amount of grading needed and shall leave the crest of the significant primary ridgeline itself at its natural state. In addition, landscaping and trees shall be required to minimize the visual impact of a project or structure.

c. Clustering. Clustering may be considered in areas of this CSD where it is not otherwise prohibited, pursuant to the terms and conditions of a conditional use permit as required by section 22.56.205. For the purposes of this section, clustering may be allowed only if there are findings that show the use of clustering can:

- i. Reduce grade alterations;
- ii. Preserve native vegetation;
- iii. Preserve unique land features;
- iv. Preserve open space and enhance recreational areas; and,
- v. Protect view corridors and viewsheds.

If these findings are made then the provisions of subsection E.2.a shall not apply.

d. Preservation of Locally Indigenous Vegetation. Unless otherwise required by the Fire Department, on any parcel consisting of one acre or greater, the removal or destruction of native vegetation exceeding 10 percent of the parcel area shall be prohibited without prior director's approval, except the following:

i. Vegetation removal or reduction for the purpose of complying with county regulations relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;

ii. Vegetation removal or reduction on publicly owned rights-of-way for roads, highways, flood control projects or other similar or related uses;

iii. Vegetation removal or reduction by a public utility on rights-of-way or property owned by such utility, or on land providing access to such rights-of-way or property;

iv. Work performed under a permit issued for precautionary measures to control erosion and flood hazards;

v. The selective removal or destruction of invasive or noxious vegetation which pose a hazard to persons or animals.

e. Fences. Property fencing along the road must comply with all the provisions of section 22.48.160 and shall be made of split rail, open wood, rock, block or iron. Chain link may be substituted for these materials but must be landscaped.

f. Exterior lighting. Exterior lighting with cut-off fixtures shall be designed to prevent off-site illumination and glare, and to deflect light away from adjacent parcels, public areas, environmentally sensitive areas and the night sky.

g. Water tank screening. Water tanks shall be screened from the view of residential and recreational areas by fast-growing, drought tolerant native tree species, or by an earth berm landscaped with locally indigenous vegetation. Water tanks shall also be painted a color that is harmonious with the tank's surrounding landscape, or to blend-in with the trees used to screen them from view.

h. Wireless telecommunication facilities shall be subject to the following restrictions:

i. Ground-mounted facilities shall be required to co-locate or shall be disguised as trees;

ii. Building co-located facilities shall be required to blend in with the building and its architecture.

i. Storm water quality mitigation. Development shall comply with all applicable requirements of the Standard Urban Storm Water Mitigation Plan as described in the Development Planning for Storm Water Management document prepared by Projects containing one or more of the following uses must comply with these requirements:

i. Areas containing vehicle or equipment fueling, maintenance or washing.

ii. Commercial or industrial waste handling areas.

iii. Outdoor handling or storage of hazardous materials.

- iv. Outdoor manufacturing areas.
 - v. Outdoor food handling or processing.
 - vi. Outdoor animal care, confinement or slaughter.
 - vii. Outdoor horticultural activities.
- j. Trucking. Uses which provide sales, services, or supplies primarily for truck-tractors or truck-tractor drivers shall not be permitted, except within the “Trucking District” identified in subsection F of this section, and subject to the development standards contained therein.
- k. Creek preservation and maintenance. Channelization of the Castaic Creek, Hasley Canyon, Violin Canyon, Tapia Canyon, Charlie Canyon, San Martinez Grande Canyon and San Martinez/Chiquito Canyon creeks within the CSD boundary shall be permitted subject to all of the following:
- i. Appropriate mitigation measures as approved by Public Works are incorporated into the required CEQA document. In formulating such mitigation measures, input from the Castaic Area Town Council and state and federal agencies with expertise in this field shall be considered.
 - ii. The following methods are used:
 - (A) Channels are maintained with soft bottoms;
 - (B) Channel sides slope downward such that, at a cross-section, channels have a trapezoidal configuration;
 - (C) Channel bank materials are matched with local soils and stone for color and texture compatibility;

(D) Adequate setbacks are incorporated to allow for preservation or replanting of locally indigenous vegetation; and,

(E) Watercourses are allowed to naturally flow within the full width of the improved natural flood plain.

l. Oak tree protection. Notwithstanding the provisions of sections 22.56.2130.C and 22.56.2160, the proposed removal or relocation of one oak tree in conjunction with the use of a single family residence listed as a permitted use in the zone shall not be exempted and shall require publishing and a public hearing.

6. Town Council notification: To ensure that the elected Castaic Area Town Council is informed within reasonable time and has an opportunity to review and comment on projects proposed within the District, Regional Planning shall notify the secretary of the Castaic Area Town Council as new project applications are filed within the Castaic District. Such mail notification shall be made by providing the Town Council twice a month with a copy of the Cases-Filed report. The following cases shall require such notification:

- a. Zone Changes;
- b. Land Divisions;
- c. Conditional Use Permits;
- d. Plan Amendments; and,
- e. Variances

E. Zone Specific Development Standards.

1. Commercial and Industrial Zones: The following standards shall apply to developments within all commercial and industrial zones:

a. Signs. Signs shall comply with the provisions of Part 10 of Chapter 22.52 of the Code except for the following:

i. Wall business signs. Each ground-floor business establishment fronting on and/or oriented toward one or more public streets, highways or parkways shall be permitted:

(A) Number of signs. One for each lot with street, highway or parkway frontage, plus one per secondary public entrance, if any.

(B) Area. One and one-half square feet of sign area for each linear foot of building frontage. Secondary entrance signs may not exceed one-half the area of the primary sign(s).

(C) Height. Wall business signs shall not extend above the highest point of the roof or parapet.

ii. Freestanding signs.

(A) Monument signs, as defined in section 22.08.190, shall be subject to the following requirements:

(1) Number. One per lot or parcel of land having at least 100 feet of continuous street or highway frontage. One additional sign shall be permitted for buildings with at least 500 feet of street frontage, for a maximum of two.

(2) Area. 40 square feet per sign face. The director may approve a larger sign face area, up to a maximum of 96 square feet per sign face, for larger centers or where visibility constraints exist, pursuant to a director's review, as set forth in subsection G of this section.

(3) Height. Six feet measured from the ground.

The director may approve up to eight feet in sign height for commercial developments on lots or parcels of land containing five acres or more or where visibility constraints exist, pursuant to a director's review, as set forth in subsection G of this section.

(4) Location. Signs shall be set back a minimum of three feet from any street or public right-of-way and shall be placed in a manner that will not impede traffic or sight visibility.

(B) Pole signs. Pole signs shall be prohibited.

iii. Incidental business signs shall be permitted in commercial and industrial zones, as provided in section 22.52.910, except that:

(A) Number. There shall be one such sign per business.

(B) Location. It shall be wall mounted, below the roofline.

(C) Area. Such signs shall be a maximum of two square feet.

iv. Freeway-oriented signs. Such signs, as defined in subsection 22.08.190, shall:

(A) Have no more than two sides;

(B) Not exceed an area of 200 square feet per side;

(C) Only be allowed on parcels adjacent to I-5 and only on the west side of Castaic Road or the east side of the Old Road; and,

(D) Not exceed a height of 15 feet measured vertically from the ground level at the foot of the sign to the top edge of the sign. Under director's

review as set forth in subsection G of this section, the director may approve a height of up to 25 feet, provided that prior to such approval the director makes the same findings as would be required for free-standing business signs in subsection 22.52.890.H.3.a.iii. The director may further approve a request for an additional ten feet to a total height of 35 feet. In the event a request for more than 25 foot high freeway sign is made the Town Council shall be notified at the time of the request.

v. Outdoor advertising signs shall be prohibited;

vi. Shopping centers containing five or more tenants shall prepare a master sign plan for a unified design theme for the center. The sign(s) proposed by this plan shall comply with the sign restrictions included in this CSD and shall be subject to director's review as set forth in Part 12 of Chapter 22.56. All signs in the shopping center shall thereafter conform to such master sign plan or any master sign plan subsequently approved by the director.

vii. Nonconforming signs. Notwithstanding section 22.56.1540.B.2, all nonconforming signs shall be allowed to remain at the site after adoption of this CSD provided that:

(A) They are well maintained;

(B) The type of business they advertise does not change;

(C) If the business does change, the new business is a gas station, food or lodging establishment;

(D) The sign face of existing signs may be changed, but structures may not be altered and no new signs may be added to the existing structures.

b. Other Standards:

i. Building materials and design.

(A) Mirrored glass shall be prohibited from outside building surfaces. All other glass shall be permitted.

(B) All commercial buildings, excluding offices in industrial parks, shall be of Spanish, Southwestern or Mediterranean style with tile roof facades.

ii. Pedestrian circulation.

(A) Paving materials. Pedestrian circulation areas and driveway entrances within the boundaries of the private property shall be developed with paving materials such as bricks or paver tiles.

(B) Pedestrian amenities. For commercial and mixed use developments at least two pedestrian amenities shall be provided within private property areas and adjacent to the required right-of-way. These pedestrian amenities shall include but are not limited to:

- Benches;
- Bicycle racks;
- Decorative Street and sidewalk lights;
- Drinking fountains;
- Landscaped buffers;
- Newsstands;
- Planter boxes;

- Special paving materials, such as treated brick;
for crosswalks;
- Trash receptacles; and,
- Landscaped trellises or breezeways between
businesses.

c. Setbacks.

i. Buildings, walls, and vehicle parking and circulation areas shall be set back a minimum of 10 feet from the front property line in industrial and 20 feet from the property line in commercial zones;

ii. The setback area shall be landscaped. Landscaping shall include no less than one 15 gallon non-invasive tree for every 150 square feet of setback area;

iii. In commercial zones, permitted uses within the required setback area include vehicle and pedestrian access, outdoor dining and street furniture. Notwithstanding this requirement, a minimum of 10 percent of the net area of the entire site shall be landscaped;

iv. Developments abutting or across the street or alley from a non-commercial and/or non-industrial zone or use shall:

(A) Have a minimum 25-foot wide landscaped setback or earth berm along the property line(s) separating the two uses. Landscaping within this area shall include, but not be limited to, one 15 gallon non-invasive tree planted and maintained a maximum of every 15 feet for the length of the common or closest property line. If the size of the parcel does not allow a 25 foot landscaped setback a solid masonry

wall shall be built half-way between the building and the property line and shall be landscaped with drought-resistant vines. The wall shall be at least six feet in height in commercial zones and at least eight feet in height in industrial zones.

(B) Locate vehicle access, circulation, parking and loading areas as far as feasible from adjoining residential uses.

d. Lot coverage. In all zones other than CPD and MPD, building footprints shall not cover more than 70% of gross area. In CPD and MPD zones, development shall comply with the building coverage and building density provisions of Sections 22.28.340.B.4, and 22.32.150.B.5, respectively.

e. Height limits. A building or structure, excluding chimneys and rooftop antennas, shall not exceed a height of 35 feet where the building is within 500 feet of a residential or agricultural zone.

f. Outdoor storage or outdoor primary activities. A conditional use permit shall be required for developments in industrial zones which are within 500 feet from residential or agricultural uses and whose primary activities are to be conducted outdoors or will include outdoor storage.

2. Residential and Agricultural zones.

a. Except as required by the provisions of F.2 and F.3 of this CSD, all new single-family residential lots created by a subdivision shall:

- i. Contain an area of no less than 7,000 square feet each, and,
- ii. Average 10,000 square feet or more. In calculating this average lot size, the area of open space lots, which for the purposes of this paragraph, include dedicated open space and park space shall be counted in inverse proportion to

their slope, according to the following formula and using the corresponding values given in Table A below.

$$AL = (RA + (OA \times \%OSC)) / L$$

Where,

AL = average single family residential lot size (acreage) to be calculated;

L = Number of single family residential and open space lots in the subdivision;

RA = total number of single family residential acres in the project;

OSC = the amount (%) of open space acreage in the project to be counted;

OA = the total amount of open space acreage.

Table A

O.S lot		O.S area
% slope	acreage	counted
Sl.	O.A.	OSC
0-24.99%	O.A.	100%
25- 49.99%	O.A.	50%
50%<	O.A.	0%

iii. Provided that the number of lots with the minimum 7,000 sq. ft. area does not exceed 43% of all the single family residential lots in the development.

b. For existing lots of less than 10,000 square feet, property fencing along the road must be made of split rail, wood, rock, block or iron. Chain link may be substituted but must be landscaped.

c. There shall be buffer areas between significantly different residential densities. Such buffer areas may be natural, such as hills, creeks, and rivers or need to be built such as berms, parks, green belts, and trees.

d. Lots that meet all of the following criteria shall be exempt from the provisions of 2.a.ii above :

i. They are in an urban land use plan classification, adjacent to the I-5 transportation corridor as shown in the Santa Clarita Valley Area Plan, and,

ii. They are located outside the sub areas in which clustering is prohibited by this CSD.

F. Area-Specific Development Standards.

1. Trucking District Area. The boundaries of this area are shown on the map following the section labeled “Trucking District”.

a. Residential uses shall be prohibited

b. Parking requirements. In addition to the parking requirements in Part 11 of Section 22.52, uses which provide sales, services or supplies primarily for tractor-trucks or tractor-truck drivers shall be required to provide no less than two off-street tractor-truck parking spaces per business. Off street tractor-truck parking shall comply with the following standards:

i. Location. Parking for tractor-trucks shall be located on the same lot or parcel as the use for which the parking is provided, or may be provided on an adjacent, separate parcel or lot. If the parking is provided on a separate lot or parcel, a covenant shall be recorded, restricting the use of the property to parking use for the benefit of the use requiring the parking. Such separate parcel shall be within 1,000 feet

from the business using it, measured as walking distance from such business to the main entrance for the parking, and evidence shall be filed with the director of planning assuring the use of such parcel is limited to parking purposes in connection with that particular business or use requiring the parking so long as such business or use exists. Wherever practical, and subject to the requirements of this section, businesses are encouraged to share a common area to meet their off-street tractor-truck parking requirements.

ii. Size. The minimum size of each tractor-truck parking space shall be 10 feet by 75 feet.

iii. Access. Tractor-truck parking shall be easily accessible and offer adequate ingress and egress to all parking spaces from Castaic Road, Parker Road, Ridge Route Road and/or Lake Hughes Road. Parking access shall be located at least 500 feet away from schools, churches, parks, recreation areas and residential areas. Maneuvering and turn-around areas shall be provided on the designated lot so that trucks using the parking facilities shall enter or leave the lot in a front forward manner without backing or maneuvering on the public right-of-way.

iv. Barriers. Where tractor-truck parking or loading areas adjoin Castaic Road, a masonry or concrete block wall not less than 30 inches in height or a landscaped area a minimum of 4 feet in width measured from the property line shall be established along such full frontage. This requirement shall not apply to driveways, walkways, or other openings where such are necessary. Where a barrier or a landscaped area adjoins or crosses a driveway, a 10 inch concrete-filled steel pipe or equivalent protective device shall be installed separating the two.

v. Paving. All parking facilities shall be paved with a hard, durable surface material, as required by Section 22.52.1060.A.

vi. Buffering. For lots used partially or entirely for tractor-truck parking that are adjacent to lots not so used:

(A) A solid masonry wall of at least 10 feet in height shall be erected 10 feet behind the property line(s) separating the two uses. The wall shall be landscaped with drought-resistant vines.

(B) The 10 foot setback between the wall and the property line shall be landscaped and well maintained.

vii. Any uses not conforming to the parking requirements of this section shall be brought into compliance upon a change of occupancy or within three years of the date of adoption of this CSD, whichever occurs first.

2. Hasley Canyon Area. The boundaries of this area are shown on the attached map labeled “Hasley Canyon”.

a. Clustering. Density transfer or clustering shall be prohibited in this area.

b. Minimum lot area. Each lot created by a residential land division shall contain a gross area of not less than two acres and a net area of not less than 40,000 square feet.

c. Lot setbacks. New and existing residential lots with a gross area of two acres or more shall have required front and rear yards of not less than 25 feet from the property line. Side yards shall be a minimum of 10 feet from the property line.

d. Fencing. Where required, fencing shall be split rail, open wood, wire, wrought iron or similar open perimeter fencing.

3. Violin Canyon Area. The boundaries of this area are shown on the attached map labeled "Violin Canyon". The standards stated under subsection F.2 of this section which apply to the Hasley Canyon Area shall also apply to the Violin Canyon Area.

4. Val Verde Area. The boundaries of this area are shown on the attached map labeled "Val Verde".

a. Residential uses shall be subject to the following requirements:

i. Street improvements. In new residential land divisions within residential and agricultural zones, regardless of lot size, local streets shall be allowed to use inverted shoulders with concrete flow line design when possible. They shall also be subject to the standards outlined in subsection D.2 of this section.

ii. Minimum lot area. Lots created by a residential land division within agricultural and residential zones, shall comply with the requirements of E.2 of this section.

iii. Street lights. In addition to the provisions of D.2.c.(iii) above, street lights in the Val Verde Area shall be consistent with the rural character of the community. Both the Val Verde Civic Association and the Castaic Area Town Council may provide input regarding the style of street lights, provided it is approved by Public Works and the local utility.

b. Additional commercial zone setback requirements. Where small lot size in this area prevents a commercial development from observing one or more of the

standards set forth in subsection E.1.c of this section, the following standards shall be substituted:

i. A minimum 5 foot setback shall be established from the front property line.

ii. The front setback area shall be landscaped. Landscaping shall include no less than one 15 gallon tree for every 150 square feet of setback area or one 15 gallon tree every 15 feet, whichever results in the most trees.

iii. Developments abutting or across the street or alley from a non-commercial or non-industrial zone or use shall:

(A) Have a minimum five foot wide landscaped setback along the property line(s) separating the two uses. Landscaping within this area shall include, but not be limited to, one 15 gallon tree planted and maintained a maximum of every 15 feet for the length of the common property line.

(B) Have a solid masonry wall at least six feet in height erected behind the landscaped setback. Such wall shall be landscaped with drought-resistant vines. Where a 5 foot landscaped setback is provided along the frontage of the development pursuant to subsection F.4.b.ii, no solid masonry wall shall be required along the frontage.

c. Ridgeline preservation. Included for protection with the significant ridgelines identified in the “Significant Ridgeline” Map discussed in subsection D.5.b above are Val Verde significant ridgelines visible from the community roadways listed below:

- i. Chiquito Canyon Road. Between San Martinez Road and Lincoln Avenue.
- ii. San Martinez Road. The ridges of the hills on the south side of San Martinez Road from its intersection with Chiquito Canyon Road westerly to the end of San Martinez Road.
- iii. Hunstock Street. The ridge to the south of Hunstock Street between Del Valle Road and Morningside Drive.
- iv. Del Valle Road. From its intersection with Silver Street and extending 0.6 miles north.
- v. Silver Street. Between Del Valle Road and Kearney Drive.
- vi. Harding Avenue. Between Lincoln Avenue and Wilson Street.
- vii. Lincoln Avenue. The ridges to the West between Chiquito Canyon Road and Wilson Street.

5. Castaic Creek area The boundaries of this area are shown on the attached map labeled "Castaic Creek".

- a. The Castaic Creek area may be improved, provided that the requirements of subsection D.5.k.ii of this section are followed, and,
- b. The Castaic Creek area shall be treated as a SEA where development proposals shall require a conditional use permit and shall be restricted to uses compatible with the area ecosystem.

6. The Newhall Ranch Area The boundaries of this area are shown on the attached map labeled "Newhall Ranch Area". Development within the Newhall Ranch

Area shall be governed by the Newhall Ranch Specific Plan, including any subsequent amendments thereto. As such, any parcel within the Newhall Ranch Specific Plan shall be excluded from requirements contained within this CSD for as long as the Newhall Ranch Specific Plan or any of its amendments are in effect as to that parcel.

7. The Northlake Area. The boundaries of this area are shown on the attached map labeled "Northlake Area". Development within the Northlake Area shall be governed by the Northlake Specific Plan, including any subsequent amendments thereto. As such, any parcel within the Northlake Area shall be excluded from requirements contained within this CSD for as long as the Northlake Specific Plan or any of its amendments are in effect as to that parcel.

G. Director's Review.

1. Unless otherwise required in Title 22 or in this CSD, director's review, as set forth in Part 12 of Chapter 22.56, shall be required for the determination of whether or not a proposed development complies with the provisions of the development standards prescribed in this CSD. Where another provision of Title 22 requires an application for a conditional use permit, variance, nonconforming use or structure review, no separate application or approval shall be required under the provisions of this CSD, provided that sufficient information to determine compliance with this CSD is included with the application. Such additional information must include measurements, photos, aerial photos, topographic maps, drawings and other materials documenting compliance. This information shall not substitute for oak tree permit requirements. Additional material required to be submitted with the site plan shall also include

a. A description of the property, accompanied by a map showing the topography of the land and the location of any drainage courses; the location and extent of the proposed work and details of the precautionary measures or devices to be used to prevent erosion and flood hazards, including, if necessary, a drainage plan by a civil engineer showing routing of runoff, estimate of quantity and frequency of runoff, character of soils and channel sections and gradients;

b. A landscaping plan consistent with subsection D.5.d, showing existing and proposed landscaping acceptable to the Department of Regional Planning. Such plan shall specifically identify Castaic Area locally indigenous vegetation, list the type and describe the current condition of such existing vegetation. Soil types shall be specified in order to assess the feasibility of revegetation. Revegetation of disturbed areas should emphasize the use of existing locally indigenous, drought tolerant vegetation. Locally indigenous vegetation and appropriate soil types to be used must be approved by Regional Planning biologist.

c. A long-term maintenance program for all landscaping in the proposed plan, both undisturbed and revegetated. The program shall focus on revegetated areas and shall cover a two-year period. Funding provisions for the maintenance program shall also be specified; and,

d. Such other information as the director may deem necessary to fulfill the purposes of this CSD, preserve the natural resources of the District and the character of its communities.

2. Director's review shall not be required for the determination of whether or not a proposed development complies with the provisions of the development standards prescribed in this section when:

- a. The use undergoes a change in ownership only; or,
- b. Construction, maintenance, repair or any improvement or addition made after the approval of this CSD does not increase existing floor area by more than 25% cumulatively.

H. Minor Variations.

1. The director may permit minor variations from the development standards contained in subsections D.5 and E.1.b. Such variations shall be subject to the finding of the director that:

- a. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with this CSD; and,
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property that do not apply generally to other properties in the District; and
- c. Permitting a minor variation will not be materially detrimental to other properties or improvements in the area; and,
- d. Permitting a variation will be consistent with the goals and policies of the Santa Clarita Valley Area Plan.

2. Application procedure. The procedure for filing a minor variation will be the same as that for the Director's review, except the applicant shall also submit:

a. A list, certified to be correct by affidavit or by a statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the use. Where a 500 foot radius includes less than four property owners, the names of the next closest property owners shall also be included on the list, for a minimum of four owners;

b. A map drawn to a scale specified by the director indicating where all such ownerships are located; and,

c. The filing fee specified in Section 22.60.100 under Site Plan Review for Modification of Development Standards in Community Standards District.

3. Application. Notice requirements.

a. In all cases where an application for a minor variation is filed, the director shall send a notice indicating the applicant's request by first-class mail, postage prepaid, to:

i. All persons whose names and addresses appear on the list of property owners provided by the applicant, as required in subsection H.2.a;

ii. "Occupant(s)" in all cases where the mailing address of any property owner on the above list is different than the address of the adjacent property.

iii. Community organizations that request notification of pending applications including, but not limited to the Castaic Area Town Council and homeowners associations within the CSD.

iv. Such other persons whose property might, in the director's judgment, be affected by such application or permit.

b. Such notice shall also indicate that any individual may send a written request for a public hearing to the director within 15 calendar days after receipt of such notice. Requests received from both the owner and the occupant of the same property shall be considered one request for the purposes of this section.

4. Application approval or denial. The director shall approve an application for minor variation where not more than two requests for a public hearing are received from persons notified in subsection H.3 within the specified period, and where the principles and standards of Section 22.56.1690 and of subsection 1 above are met.

5. Notification of approval or denial.

a. In cases where the director approves an application, the director shall notify in writing the applicant and persons specified under subsection H.3.a. above of the action taken on the application and that an appeal may be filed by these persons within 10 calendar days of receipt of this notice for a public hearing before the commission.

b. In cases where the director denies an application for any reason, including where at least three written requests for a public hearing have been received, the director shall notify in writing the applicant and persons specified under subsection H.3.a above. Such notification shall specify that an application for a public hearing may be submitted by the applicant within 30 calendar days after receipt of such notice and that the applicant shall pay the additional fee for the public hearing as specified in section 22.60.100 under Site Plan Review for Modification of Development Standards in

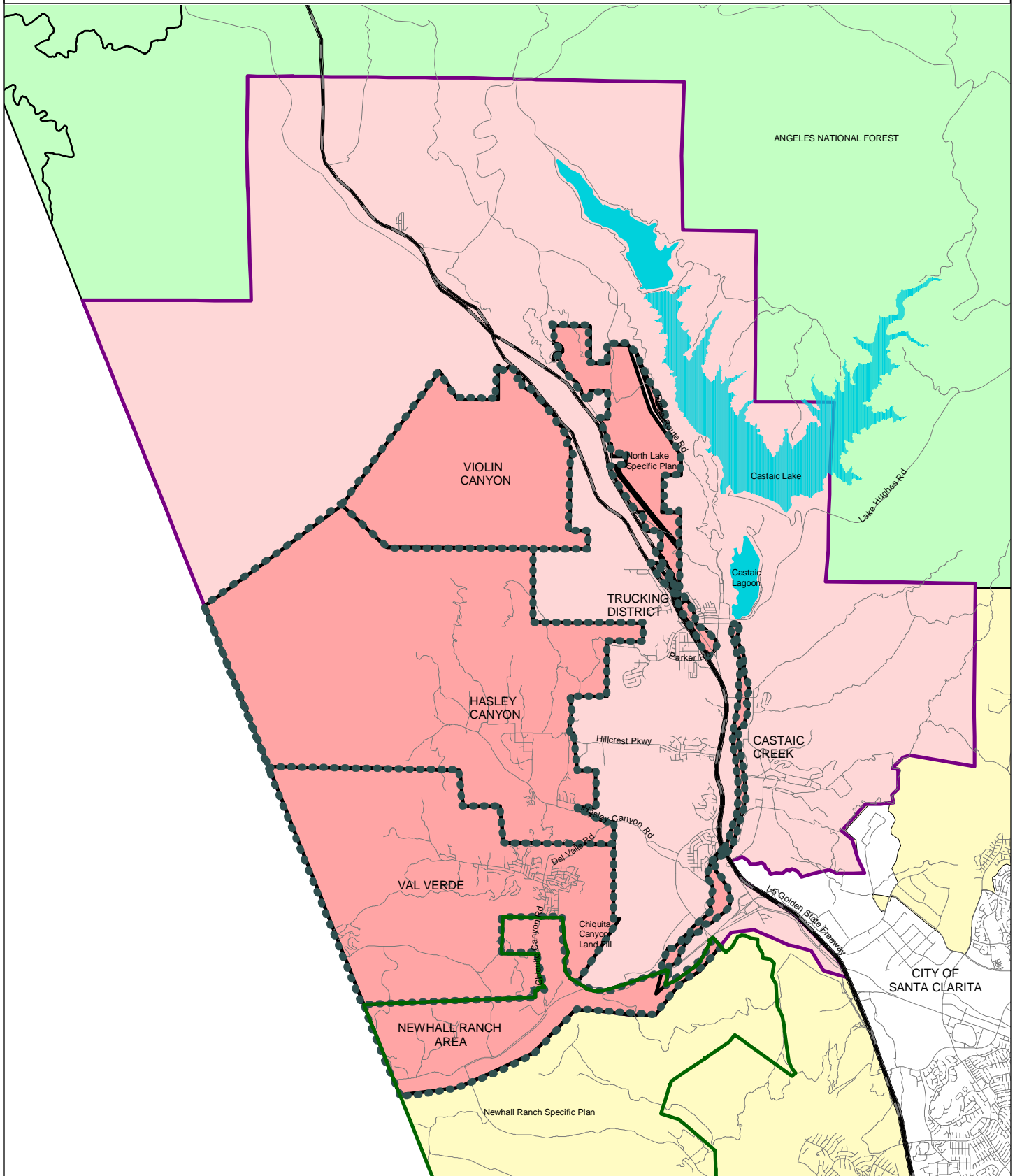
Community Standards Districts. The public hearing shall be held pursuant to Part 4 of Chapter 22.60.

I. Alternative Development Proposals. Where an application for a development project complies with the intent and purpose provisions of this CSD, the community-wide, zone specific and area specific development standards may be modified provided that a conditional use permit is submitted and the Commission finds that all of the following are satisfied:

1. The development is located in a Residential Planned Development or a Specific Plan zone;
2. The development is compatible with the existing adjoining land uses;
3. The development provides significant public benefits beyond those needed to satisfy legal and/or infrastructure requirements. Such significant public benefits may include, but not be limited to: additional open space, natural habitat areas, recreation facilities, trails, cultural or educational facilities;
4. The development has substantial community support, and it has limited or no community opposition;
5. The proposed project will not disturb any of the designated significant ridgelines.

MAPS

CASTAIC AREA COMMUNITY STANDARDS DISTRICT



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



CSD Boundary



CSD Sub Areas



Specific Plan



Unincorporated



Freeways

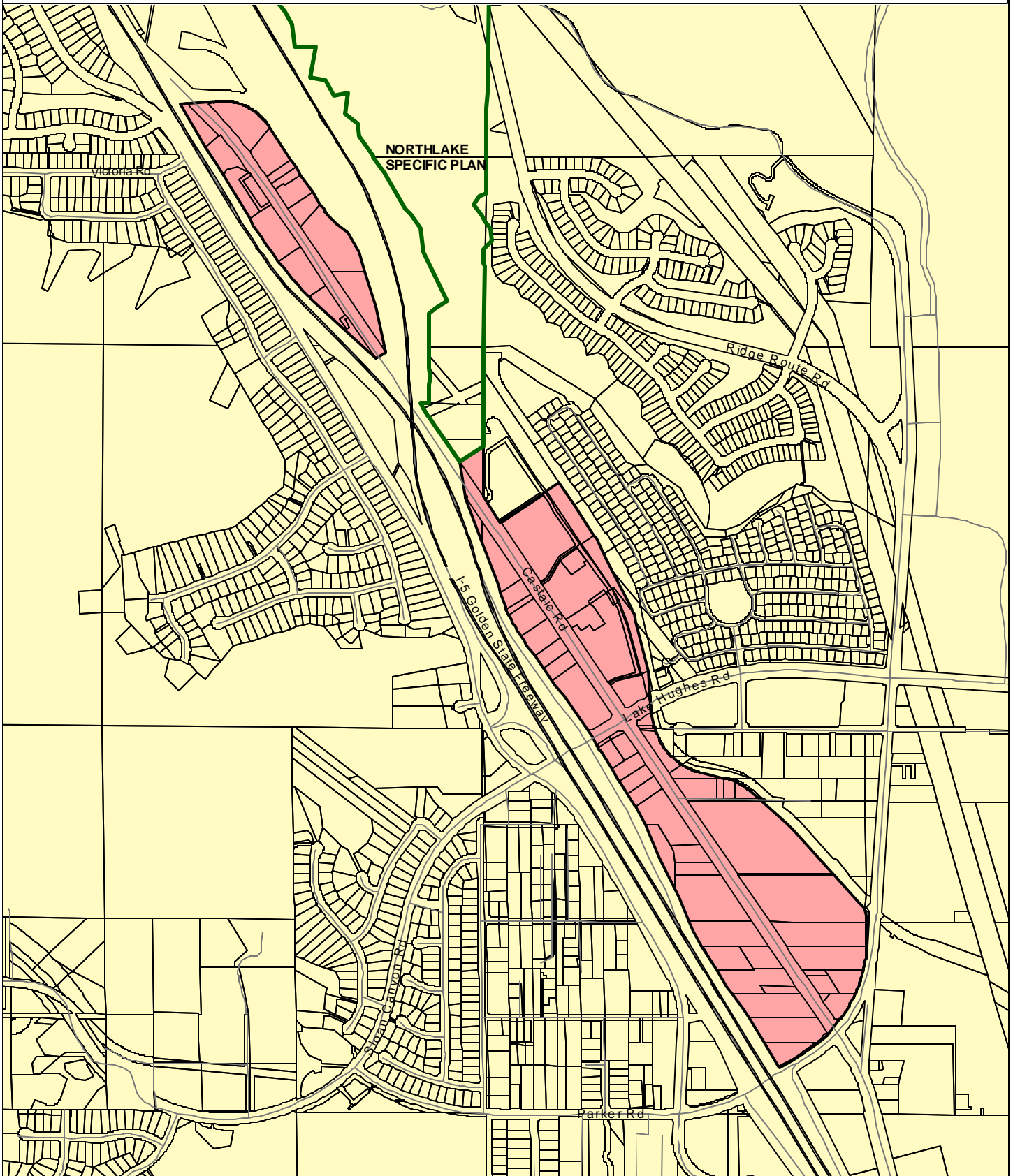


Reservoir

5000 0 5000 Feet



TRUCKING DISTRICT



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

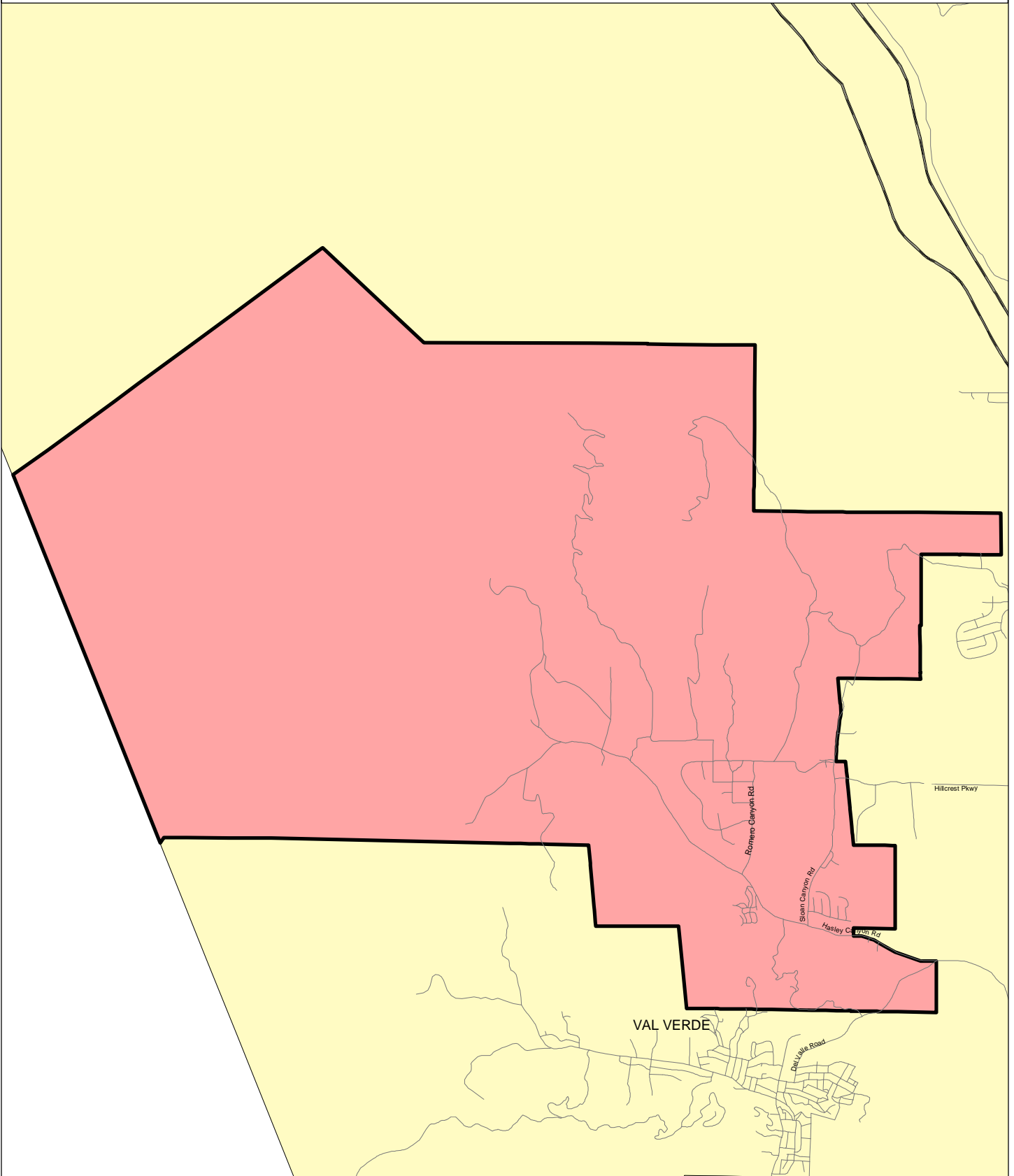
- Sub Area
- Parcels
- Specific Plan

- Rivers/Streams
- Freeways

500 0 500 Feet



HASLEY CANYON



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



Sub Area



Parcels



Rivers/Streams

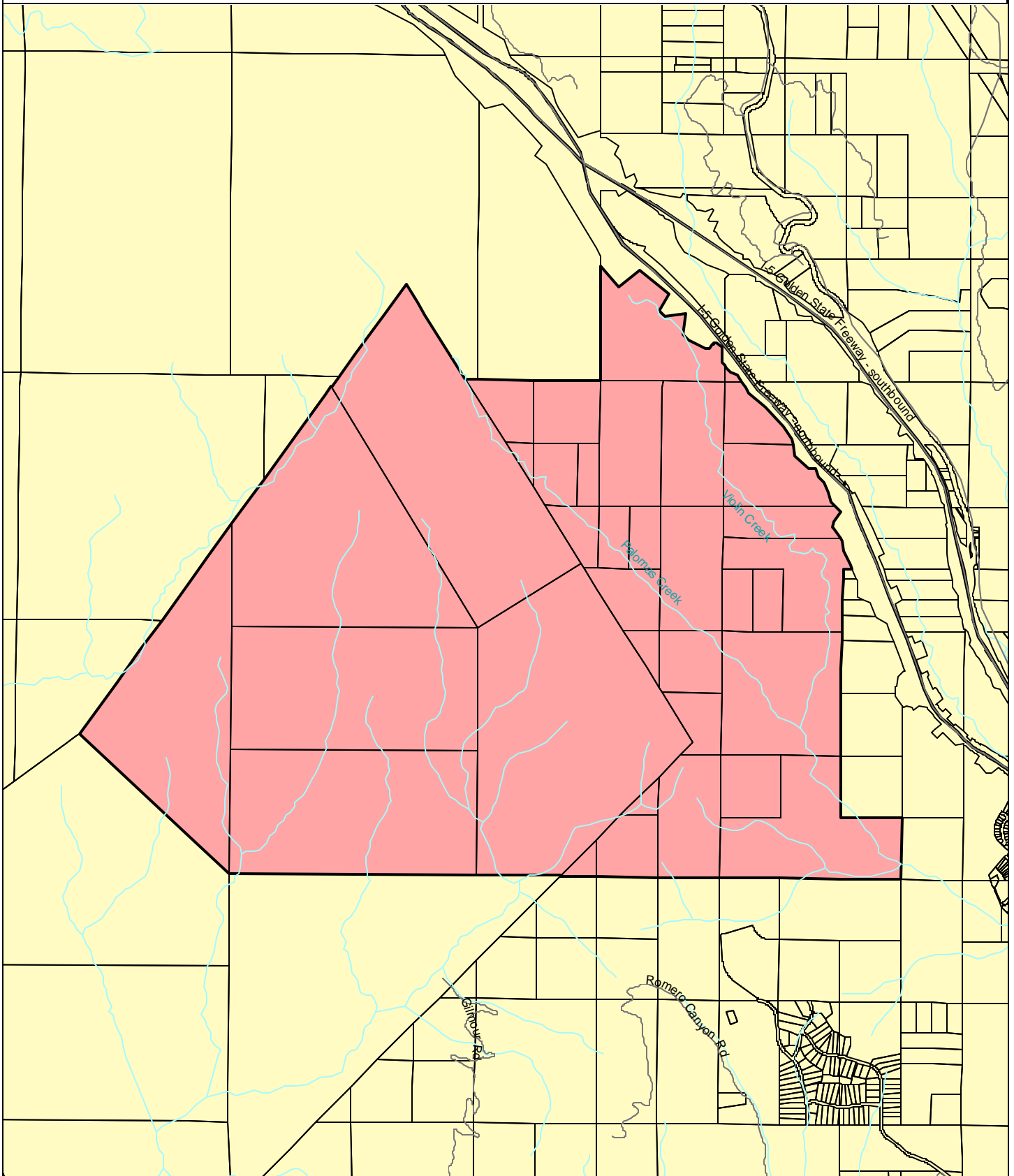


Freeways

2000 0 2000 Feet



VIOLIN CANYON



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



Sub Area



Parcels



Rivers/Streams

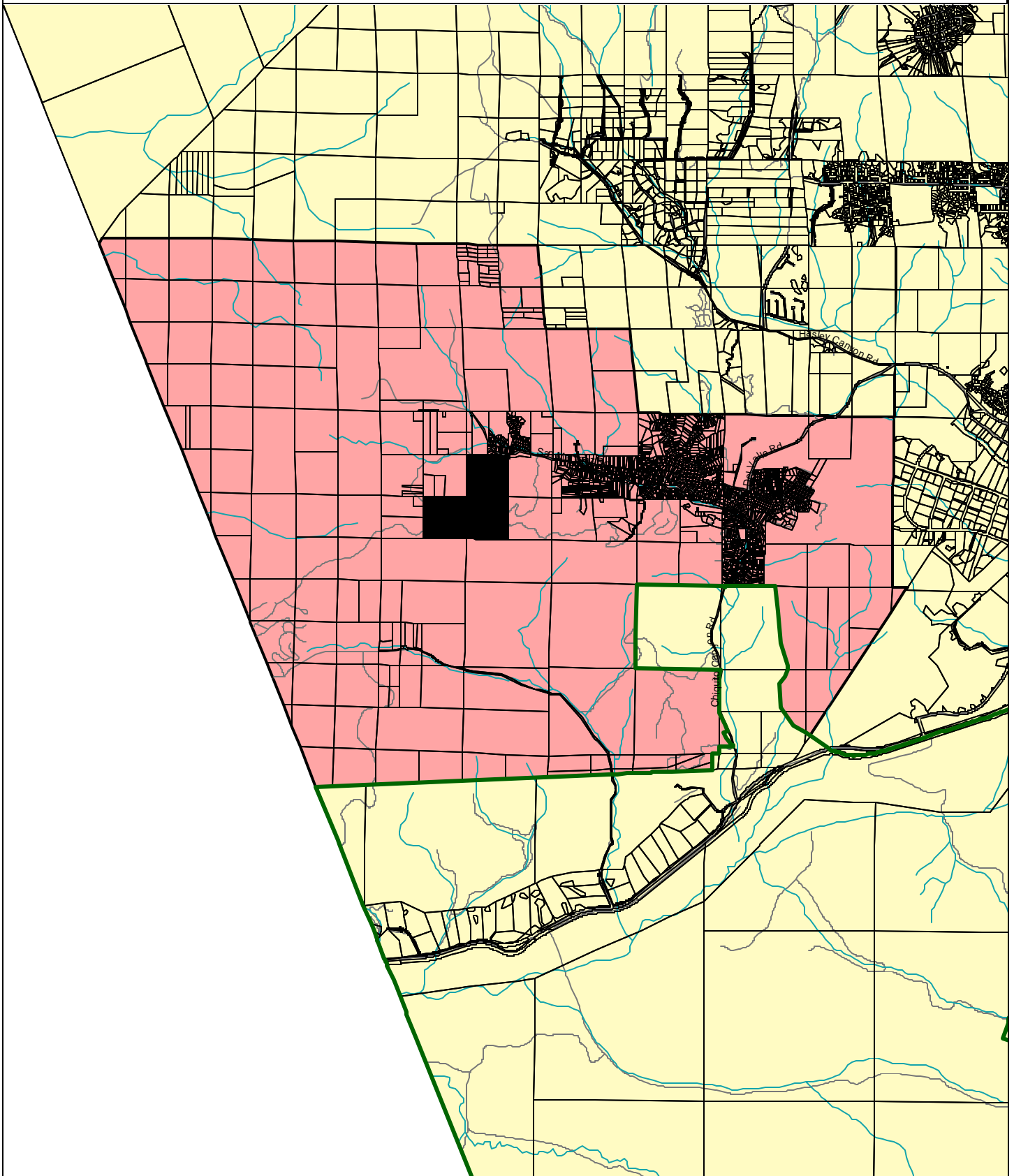


Freeways

1000 0 1000 2000 Feet



VAL VERDE



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



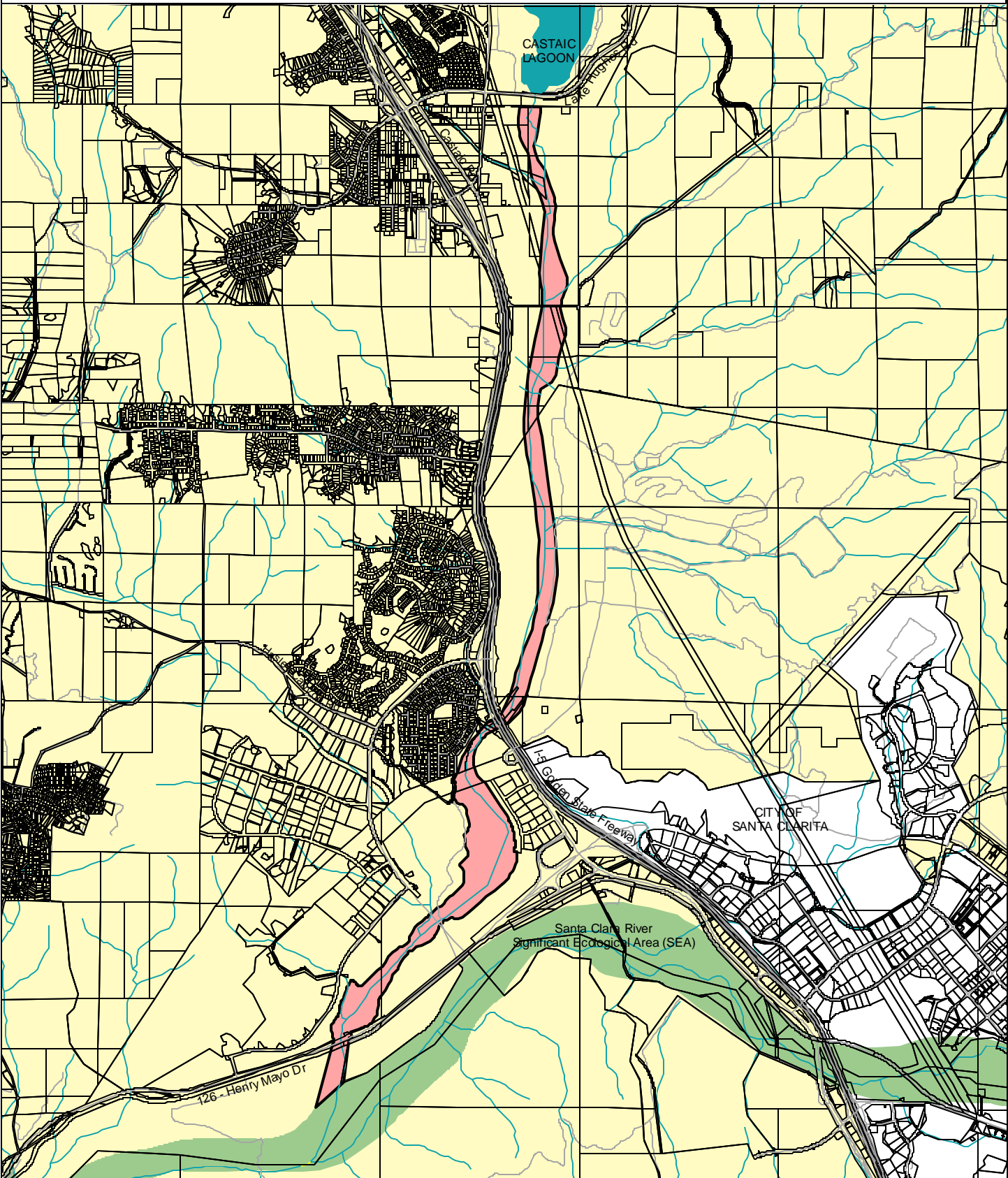
Sub Area
Parcels
Specific Plan

Rivers/Streams
Freeways

2000 0 2000 Feet



CASTAIC CREEK



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



Sub Area
Parcels

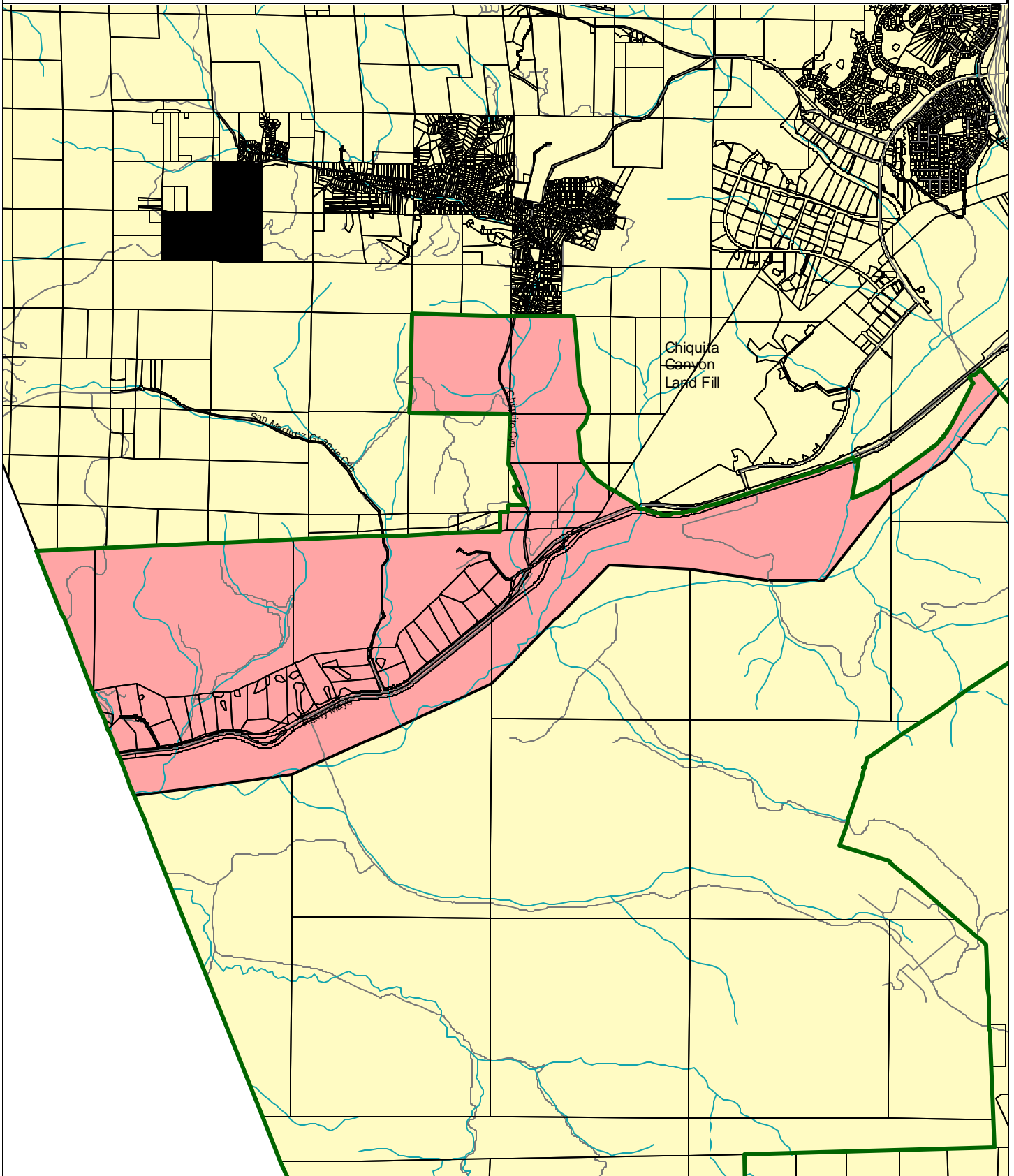


Rivers/Streams
Freeways

2000 0 2000 Feet



NEWHALL RANCH AREA



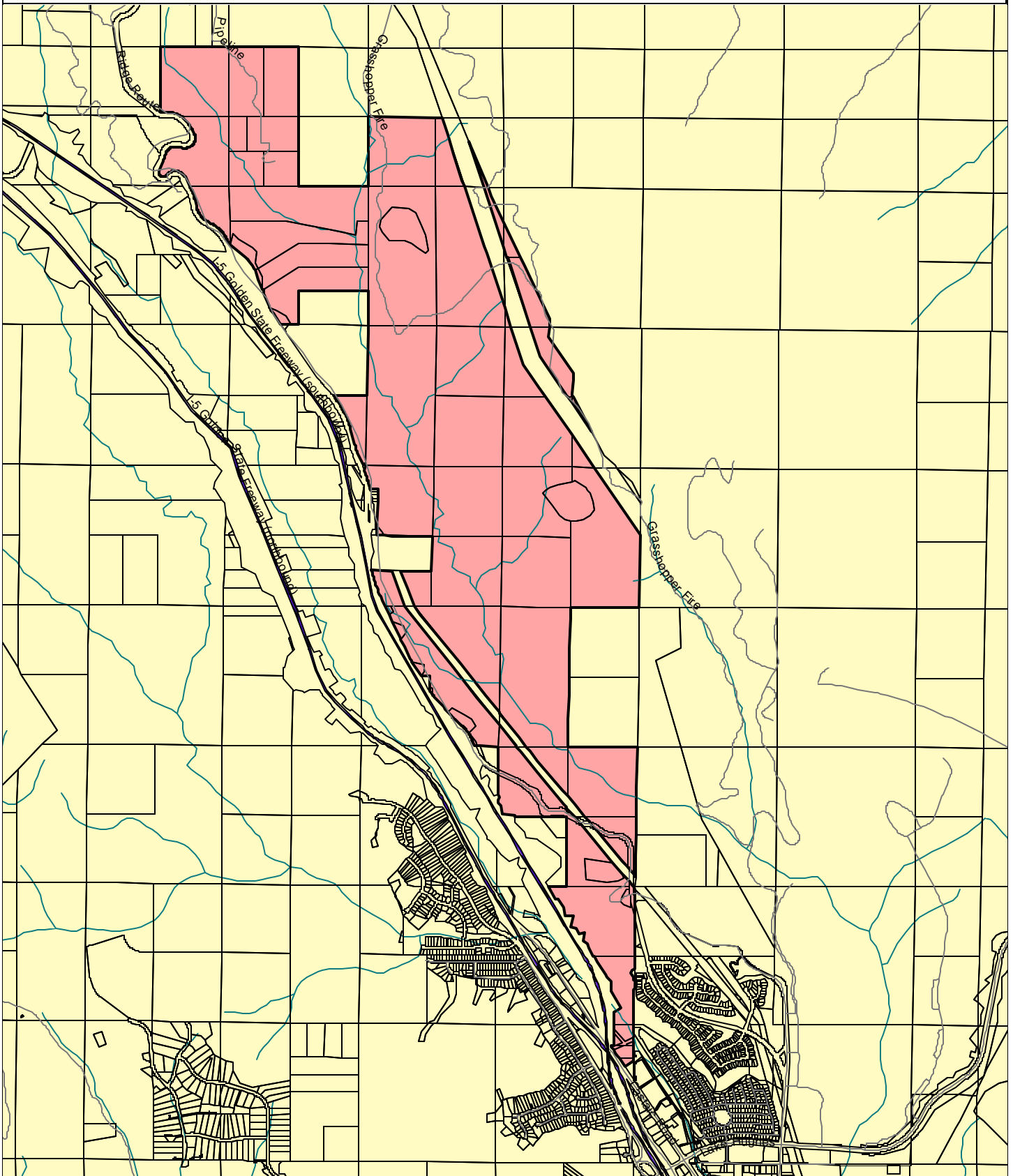
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

- | | |
|---|--|
| Sub Area | Rivers/Streams |
| Parcels | Freeways |
| Specific Plan | |

2000 0 2000 Feet




NORTHLAKE AREA



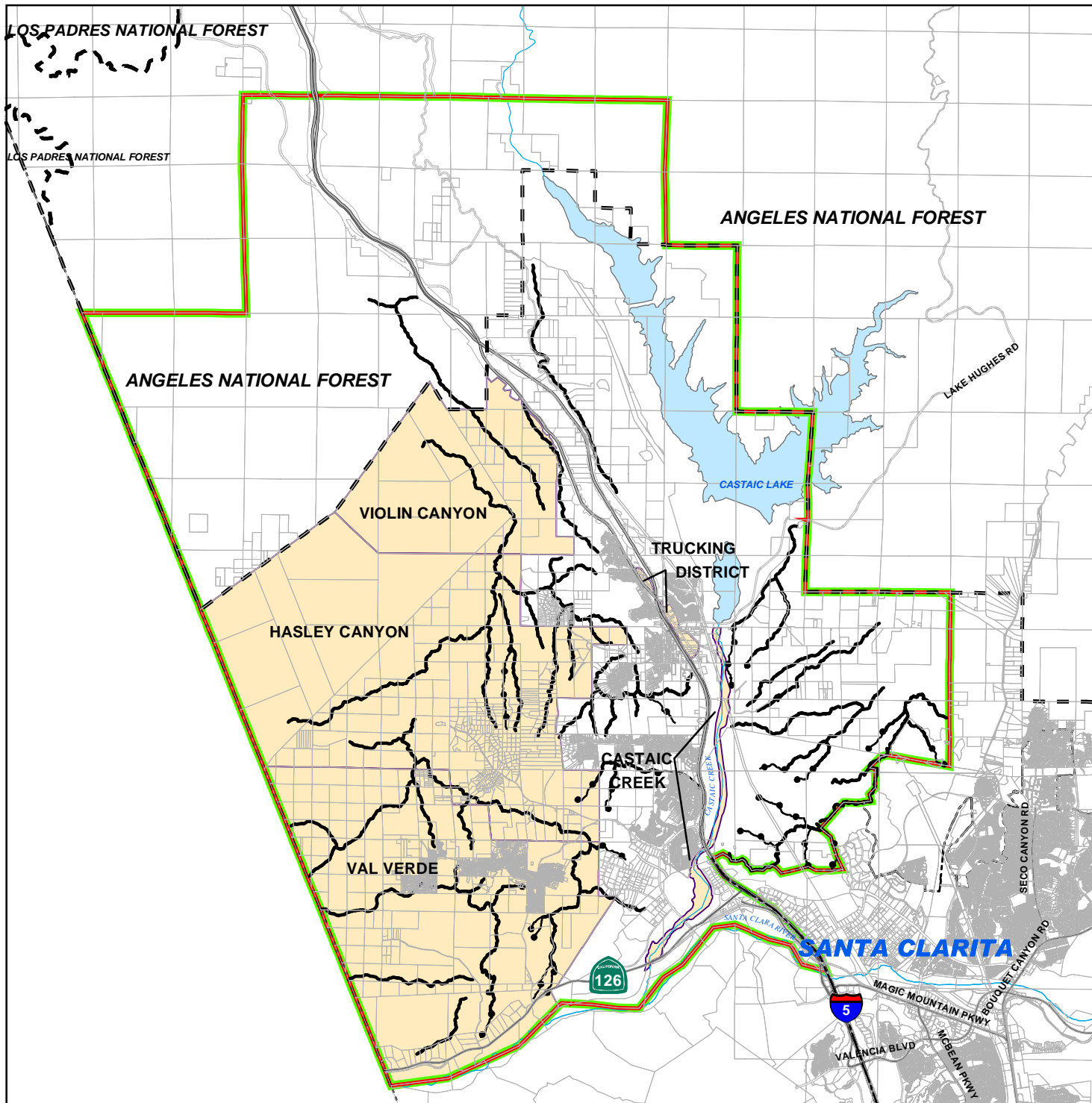
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

- Sub Area
- Parcels
- Specific Plan

- Rivers/Streams
- Freeways

2000 0 2000 Feet



CASTAIC AREA

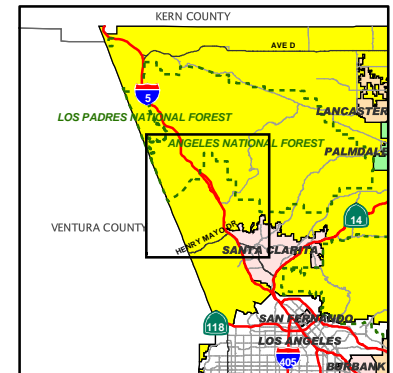
Community Standards District

Significant Ridgelines

LEGEND:

- Town Council Boundary
- Proposed CSD Boundary
- Area Specific Standards
- Significant Water Bodies
- Parcel Boundary
- City Boundary
- Forest Boundary
- Primary Ridgeline
- Secondary Ridgeline
- Freeways
- Highways
- Arterials
- Selected Streams

VICINITY MAP



Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Scale: 1 inch = 2 miles



* * * * INITIAL STUDY * * * *

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**GENERAL INFORMATION

I.A. Map Date: January 1, 2002 Staff Member: Maria G. Majcherek
Thomas Guide: 4279, 4369, 4459 USGS Quad: Whitaker Peak, Warm Springs Mountain, Val Verde, Newhall.
Location: Unincorporated community of Castaic, Val Verde, and surrounding areas

Description of Project: Establishment of this Community Standards District (CSD) will protect the rural character, unique appearance and natural resources of the communities of the Castaic Area. The following are among the objectives of this CSD ordinance: Maintenance of existing and establishment of new equestrian trails; protection of significant ridgelines; creation of a trucking district; creation of additional neighborhood parks; preservation and maintenance of selected streams; preservation of locally indigenous vegetation; strengthening of existing oak tree protection regulations; landscaping and buffering requirements between different zones; co-location of wireless telecommunication facilities, signage restrictions and establishment of new development standards. (see attached Castaic Area CSD)

Gross Acres: 63,785
Environmental Setting: The area is primarily comprised of rugged hills, residential uses, with some commercial and industrial uses. In addition, the Chiquita Canyon Landfill is located within the boundaries of the district, just east of Chiquito Canyon Rd. and north of State Highway 126.

Zoning: Various – including the following: A-2-2, A-2-5, R-1-9000, RPD-5000, RPD-6000, RPD-9000, R-A-7500, C-2-DP, C-3-DP, CM-1-DP, M-1.5-DP, M-2-DP

General Plan: _____

Community/Area wide Plan: Santa Clarita Valley Area Plan: Residential, Commercial, Industrial, Open

Space, Transportation Corridor, Public Service Facilities, Water Body, Hillside Management,
Floodway/Floodplain, Resort Recreational

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
<u>87-172</u>	<u>North Lake Specific Plan – Adopted (located east of I-5 and 2 miles north of Lake Hughes Rd.)</u>
<u>94-087</u>	<u>Newhall Ranch Specific Plan – Adopted (located south of State Highway 126)</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

<u>Responsible Agencies</u>	<u>Special Reviewing Agencies</u>	<u>Regional Significance</u>
<input type="checkbox"/> None	<input type="checkbox"/> None	<input checked="" type="checkbox"/> None
<input checked="" type="checkbox"/> Regional Water Quality Control Board	<input type="checkbox"/> Santa Monica Mountains Conservancy	<input type="checkbox"/> SCAG Criteria
<input checked="" type="checkbox"/> Los Angeles Region	<input type="checkbox"/> National Parks	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Lahontan Region	<input checked="" type="checkbox"/> Angeles National Forest	<input type="checkbox"/> Water Resources
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> Edwards Air Force Base	<input type="checkbox"/> Santa Monica Mtns. Area
<input type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> Resource Conservation District of Santa Monica Mtns. Area	<input type="checkbox"/> <u> </u>
<input type="checkbox"/> <u> </u>	<input checked="" type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> <u> </u>
<input type="checkbox"/> <u> </u>	<input checked="" type="checkbox"/> Bureau of Land Management	<input type="checkbox"/> <u> </u>
<input type="checkbox"/> <u> </u>	<input type="checkbox"/> Castaic Town Council	<input type="checkbox"/> <u> </u>
<input type="checkbox"/> <u> </u>	<input checked="" type="checkbox"/> City of Santa Clarita	<input type="checkbox"/> <u> </u>
<input type="checkbox"/> <u> </u>	<input checked="" type="checkbox"/> Castaic Lake WaterAgency	<input type="checkbox"/> <u> </u>
<u> </u>	<input checked="" type="checkbox"/> Castaic Union School District	<u> </u>
<u>Trustee Agencies</u>	<input checked="" type="checkbox"/> Ventura County	<u>County Reviewing Agencies</u>
<input checked="" type="checkbox"/> None	<input type="checkbox"/> <u> </u>	<input type="checkbox"/> Subdivision Committee
<input type="checkbox"/> State Fish and Game	<input type="checkbox"/> <u> </u>	<input checked="" type="checkbox"/> DPW: Geology & Soils, Drainage & Grading
<input type="checkbox"/> State Parks	<input type="checkbox"/> <u> </u>	<input checked="" type="checkbox"/> County of Los Angeles Health Services
<input type="checkbox"/> <u> </u>	<input type="checkbox"/> <u> </u>	<input checked="" type="checkbox"/> County of Los Angeles Fire Department
<input type="checkbox"/> <u> </u>	<input type="checkbox"/> <u> </u>	<input checked="" type="checkbox"/> County of Los Angeles Parks and Recreation

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		
			Potentially Significant Impact		
CATEGORY	FACTOR	Pg			Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>liquefaction</i>
	2. Flood	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>100 yr. Floodplain</i>
	3. Fire	7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Natural gas power plants</i>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Freeways.</i>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Oak trees</i>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Ridgelines</i>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: 2 Conservation/Maintenance 3 Infilling 4 Urban expansion
6 Rural communities 7 Non-urban hillside
8 Other non-urban and agricultural 9 Non-urban open space

2. ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area? *District is located within the Santa Clarita Valley planning area*
3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Maria G. Majcherek Date: June 23, 2003

Approved by: Andy Malakates Date: June 23, 2003

☐ Determination appealed--see attached sheet.

☒ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Project is within the vicinity of the Del Valle Fault, Santa Felicia Fault, and the San Gabriel Fault.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>Qs (Quaternary Alluvium- superficial alluvial material) is found along Castaic Creek and is susceptible to liquefaction and other forms of earthquake induced ground failures. Liquefaction areas are also located along State Highway 126 (Henry Mayo Drive).</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>The proposed CSD prohibits grading of slopes over 40 degrees</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- ☒ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70
- ☐ Mitigation Measures ☐ Other Considerations
- ☐ Lot Size ☐ Project Design ☐ Approval of Geotechnical Report by DPW

Development is not part of this project. The proposed ordinance will regulate, and in some cases restrict development. Appropriate reviews will be performed as individual projects are proposed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? <i>Castaic Creek</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? <i>100 year floodplain areas found along the Castaic Creek, Santa Clara River, Hasley Canyon, and Chiquito Canyon.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors (e.g., dam failure)? <i>Castaic Dam part of state water project located within the district.</i>

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Section 308A ☐ Ordinance No. 12,114 (Floodways)

☐ Approval of Drainage Concept by DPW

☐ Mitigation Measures ☐ Other Considerations

☐ Lot Size ☐ Project Design

Development is not part of this project. The proposed ordinance will regulate, and in some cases restrict development. Appropriate reviews will be performed as individual projects are proposed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be

impacted by **flood (hydrological)** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a high fire hazard area (Fire Zone 4)?
<hr/>				
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Natural gas power plants found south-west of Val Verde and along Hasley Canyon</i> Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
<hr/>				
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
<hr/>				
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
<hr/>				
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
<hr/>				
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
<hr/>				
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?
<hr/>				
<hr/>				

STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Prevention Guide No.46

☒ Fuel Modification/Landscape Plan ☐ Mitigation Measures ☐ Other Considerations

☐ Project Design ☐ Compatible Use

Development is not part of this project. The proposed ordinance will regulate, and in some cases restrict development. Appropriate reviews will be performed as individual projects are proposed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)? <i>The Interstate-5 and State Highway 126 are located within the district boundaries.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- ☐ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35
- ☐ Mitigation Measures ☐ Other Considerations
- ☐ Lot Size ☐ Project Design ☐ Compatible Use

Development is not part of this project. The proposed ordinance will regulate, and in some cases restrict development. Appropriate reviews will be performed as individual projects are proposed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the projects associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the projects post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

<input type="checkbox"/> Industrial Waste Permit	<input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5
<input type="checkbox"/> Plumbing Code – Ordinance No.2269	<input type="checkbox"/> NPDES Permit CAS614001 Compliance (DPW)
<input type="checkbox"/> Mitigation Measures <input type="checkbox"/> Other Considerations	
<input type="checkbox"/> Lot Size <input type="checkbox"/> Project Design <input type="checkbox"/> Compatible Use	

Development is not part of this project. The proposed ordinance will regulate, and in some cases restrict development. Appropriate reviews will be performed as individual projects are proposed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? <i>Equestrian uses in the area are potential generators of dust.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☐ Mitigation Measures ☐ Other Considerations

☐ Project Design ☐ Air Quality Report

Development is not part of this project. The proposed ordinance will regulate, and in some cases restrict development. Appropriate reviews will be performed as individual projects are proposed

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? <i>The Santa Clara River SEA is located within close proximity of the district (on the south side). Also, the San Francisquito Canyon SEA is located within close proximity, to the east of the district boundaries.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site? <i>Castaic Creek</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? <i>Riparian Woodland, Holly Leaf Cherry Woodland</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)? <i>The project area has oak trees scattered throughout.</i>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? <i>Least Bell's Vireo, Arroyo Toad, San Fernando Valley Spine Flower</i>
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)? <i>Wildlife corridor</i>

☐ Mitigation Measures ☐ Other Considerations
☐ Lot Size ☐ Project Design ☐ ERB/SEATAC Review ☐ Oak Tree Permit

Development is not part of this project. The proposed ordinance will regulate, and in some cases restrict development. Appropriate reviews will be performed as individual projects are proposed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources? <i>The rock formation known as the Violin Breccia is found near Palomas Canyon, just west of I-5.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ Mitigation Measures ☐ Other Considerations

☐ Lot Size ☐ Project Design ☐ Phase 1 Archaeology Report

Development is not part of this project. The proposed ordinance will regulate, and in some cases restrict development. Appropriate reviews will be performed as individual projects are proposed.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ Mitigation Measures ☐ Other Considerations

☐ Lot Size ☐ Project Design

Development is not part of this project. The proposed ordinance will regulate, and in some cases restrict development. Appropriate reviews will be performed as individual projects are proposed.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ Mitigation Measures ☐ Other Considerations

☐ Lot Size ☐ Project Design

Development is not part of this project. The proposed ordinance will regulate, and in some cases restrict development. Appropriate reviews will be performed as individual projects are proposed.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

☐ Mitigation Measures ☐ Other Considerations

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

Development is not part of this project. The proposed ordinance will regulate, and in some cases restrict development. Appropriate reviews will be performed as individual projects are proposed

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (mid-block or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

☐ Mitigation Measures ☐ Other Considerations

☐ Project Design ☐ Traffic Report ☐ Consultation with Traffic & Lighting Division

Development is not part of this project. The proposed ordinance will regulate, and in some cases restrict development. Appropriate reviews will be performed as individual projects are proposed

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on

traffic/access factors?

☐ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

Not Applicable

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☐ Plumbing Code – Ordinance No. 2269

☐ Mitigation Measures ☐ Other Considerations

Development is not part of this project. The proposed ordinance will regulate, and in some cases restrict development. Appropriate reviews will be performed as individual projects are proposed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ Mitigation Measures ☐ Other Considerations

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

Development is not part of this project. The proposed ordinance will regulate, and in some cases restrict development. Appropriate reviews will be performed as individual projects are proposed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ Mitigation Measures ☐ Other Considerations

☐ Fire Mitigation Fee

Development is not part of this project. The proposed ordinance will regulate, and in some cases restrict development. Appropriate reviews will be performed as individual projects are proposed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code – Ordinance No. 2269

☐ Water Code – Ordinance No. 7834

☐ Mitigation Measures ☐ Other Considerations

☐ Lot Size ☐ Project Design

Development is not part of this project. The proposed ordinance will regulate, and in some cases restrict development. Appropriate reviews will be performed as individual projects are proposed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ Mitigation Measures ☐ Other Considerations

☐ Lot Size ☐ Project Design ☐ Compatible Use

Development is not part of this project. The proposed ordinance will regulate, and in some cases restrict development. Appropriate reviews will be performed as individual projects are proposed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ Mitigation Measures ☐ Other Considerations

☐ Toxic Clean-up Plan

Development is not part of this project. The proposed ordinance will regulate, and in some cases restrict development. Appropriate reviews will be performed as individual projects are proposed.

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ Mitigation Measures ☐ Other Considerations

Development is not part of this project. The proposed ordinance will regulate, and in some cases restrict development. Appropriate reviews will be performed as individual projects are proposed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ Mitigation Measures ☐ Other Considerations

Development is not part of this project. The proposed ordinance will regulate, and in some cases restrict development. Appropriate reviews will be performed as individual projects are proposed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT: Castaic Area Community Standards District (CSD) Ordinance

1. DESCRIPTION:

Establishment of this Community Standards District (CSD) will protect the rural character, unique appearance and natural resources of the communities of the Castaic Area. The following are among the objectives of this CSD ordinance: Maintenance of existing and establishment of new equestrian trails; protection of significant ridgelines; creation of a trucking district; creation of additional neighborhood parks; preservation and maintenance of selected streams; preservation of locally indigenous vegetation; strengthening of existing oak tree protection regulations; landscaping and buffering requirements between different zones; co-location of wireless telecommunication facilities, signage restrictions and establishment of new development standards.

2. LOCATION:

The Castaic CSD area is located within the Fifth Supervisorial District of Los Angeles County, generally including: the existing communities of Castaic, Castaic Junction, Val Verde, Hasley Canyon, Hillcrest and Paradise Ranch; canyons such as Charlie, Tapia, Romero, Sloan, and Violin; the Valencia Commerce Center, the Peter Pitchess Detention Center and the developments of Northlake and Newhall Ranch (part), both of which are covered by Specific Plans. Specifically, the boundaries of this District (also shown on the adjacent map) are; on the north, the northerly boundaries of Sections 19 through 24, Township 6 North, Range 17 West; on the east, the easterly boundaries of sections 24 and 25, Township 6 North, Range 17 West; then, the Angeles National Forest boundary southerly to the easterly boundary of the southeast quarter of Section 21, then the easterly boundary of Sections 28 and 33, Township 5 North, Range 16 West and the easterly and southeasterly boundary of the Peter Pitchess Honor Rancho; then the northwesterly boundary of the City of Santa Clarita to its intersection with the centerlines of I-5; then southerly along the centerline of I-5 to its intersection with the Santa Clara River; on the south, the Santa Clara River westerly to the Ventura County line; on the west, the Ventura County line northwesterly, then easterly along the northeast corner of section 4 and the northerly boundaries of sections 3 and 2, Township 5 North, Range 18 West; then, the westerly boundaries of Sections 31, 30, and 19, Township 6 North, Range 17 West. (Note: In an effort to follow parcel lines, the actual boundaries occasionally deviate from the boundaries given above. Such deviations have been kept to a minimum).

3. PROPONENT:

County of Los Angeles
Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE CSD WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: Maria G. Majcherek, Department of Regional Planning

DATE: June 24, 2003

NOTICE OF PUBLIC HEARING
ON PROPOSED AMENDMENT TO TITLE 22 OF THE LOS ANGELES
COUNTY CODE (ZONING ORDINANCE)

NOTICE IS HEREBY GIVEN that the Regional Planning Commission, County of Los Angeles has recommended certain amendments to the Zoning Ordinance that will affect the unincorporated area of Castaic in Los Angeles County.

NOTICE IS ALSO HEREBY GIVEN that a public hearing will be held before the Board of Supervisors, in Room 381, Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at **9:30 a.m.** on **March 23, 2004** pursuant to Title 22 of the Los Angeles County Code and Title 7 of the Government Code (the Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the following amendment:

COMMUNITY STANDARDS DISTRICT ORDINANCE: The establishment of a Community Standards District (CSD) Ordinance to protect the rural character, unique appearance and natural resources of the communities of Castaic and Val Verde; provide a means of implementing special development standards which will ensure that new development is carried out in a manner compatible with and complimentary to the existing neighborhoods and the goals of the Santa Clarita Valley Areawide Plan; support trucking-related business activities within the areas they currently operate, without interfering with the community's safe circulation and traffic patterns.

The following are among the objectives of this CSD ordinance: Maintenance of existing and establishment of new equestrian trails; protection of significant ridgelines; creation of a trucking district; creation of additional neighborhood parks; preservation and maintenance of selected streams; preservation of locally indigenous vegetation; strengthening of existing oak tree protection regulations; landscaping and buffering requirements between different zones; co-location of wireless telecommunication facilities, signage restrictions, establishment of new development standards, and other standards.

The proposed Community Standards District is applicable to certain real property in the unincorporated Castaic area of the Fifth Supervisorial District generally bounded by: the existing communities of Castaic, Castaic Junction, Val Verde, Hasley Canyon, Hillcrest and Paradise Ranch; canyons such as Charlie, Tapia, Romero, Sloan, and Violin; the Valencia Commerce Center, the Peter Pitchess Detention Center and the developments of Northlake and Newhall Ranch (part), both of which are covered by Specific Plans. Specifically, the boundaries of this District are; on the north, the northerly boundaries of Sections 19 through 24, Township 6 North, Range 17 West; on the east, the easterly boundaries of sections 24 and 25, Township 6 North, Range 17 West; then, the Angeles National Forest boundary southerly to the easterly boundary of the southeast quarter of Section 21, then the easterly boundary of Sections 28 and 33, Township 5 North, Range 16 West and the easterly and southeasterly boundary of the Peter Pitchess Honor Rancho; then the northwesterly boundary of the City of Santa Clarita to the intersection of the centerlines of I-5 and SR 126; on the south, the centerline of SR 126 to the Ventura County line; on the west, the Ventura County line northwesterly, then easterly along the northerly boundaries of sections 3, 2 and a portion of the northeast corner of section 4, Township 5 North, Range 18 West; then, the westerly boundaries of Sections 31, 30, and 19, Township 6 North, Range 17 West. (Note: In an effort to follow parcel lines, the actual boundaries occasionally deviate from the boundaries given above. Such deviations have been kept to a minimum):

Written comments may be sent to the Executive Office of the Board of Supervisors at the above address. If you do not understand this notice or need more information, please call Mr. Andy Malakates or Mrs. Maria Majcherek at (213) 974-6476 between 7:00 a.m. and 6:00 p.m., Monday through Thursday.

Pursuant to the California Environmental Quality Act and State and County guidelines, a Negative Declaration has been prepared which shows that the proposed ordinance will not have a significant effect on the environment.

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

Si no entiende esta noticia o necesita mas informacion, por favor llame este numero (213) 974-6417.

VIOLET VARONA-LUKENS
EXECUTIVE OFFICER-CLERK OF
BOARD OF SUPERVISORS